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UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY

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CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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BAROMETRICS FILE "A"

HOUSING IN CANADA

A FACTUAL SUMMARY

JANUARY, 1949

Estimated
January
1949

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939-1948, providing monthly or quarterly data for the last two years. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and in the present review is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending and loans for building purposes; (5) building materials; (6) building labour; (7) building costs; (8) building and real estate industries. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Mines and Resources, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics and also the Bank of Canada.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, January, 1949.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS (See Tables 1-3)

The number of new families formed in Canada increased moderately from 1947 to 1948. A decline in the natural increase—marriages were down 3,700—was more than offset by an increase of 11,500 in the number of immigrant married females. Family dissolution showed little change between 1947 and 1948, for example the number of deaths increased by only 1.5 per cent, less than the total population increase which was 2.4 per cent.⁽¹⁾

Net family formation, that is, the difference between the new families formed and existing families dissolved, is currently taking place at the rate of a little over 80,000, about equal to the number of new housing units coming into existence. Total housing requirements of new families formed are somewhat less than this number because of a certain amount of voluntary doubling up.⁽²⁾

SECTION 2.—HOUSE-BUILDING ACTIVITY (See Tables 4-8)

Starts and Completions

1948 brought the largest number of new houses ever built in Canada in any one year, over 81,000 units. From 1945 to 1948 a total of 276,000 units were completed providing new homes for over a million Canadians. In fact, then, about every twelfth Canadian is now living in a new post-war house.

Housing accomplishments in 1948 compared favourably with the achievements in 1947, itself a record year. Total starts in 1948 were over 95,000 or 17 per cent higher, while completions of 81,000 were 2 per cent higher. The carry-over of uncompleted houses at the end of 1948 was over 56,000 units, 34 per cent higher than at the same time the year previous.

Of the 81,000 houses completed in 1948, 76,000 were new permanent dwellings while 5,000 units resulted from housing conversions including a small number of temporary units. The trend during the year was towards more permanent housing which, in fact, increased by 5 per cent over 1947 while conversions and temporary units decreased by 27 per cent.

The increase in house-building activity was more marked in metropolitan areas and municipalities of 5,000 population and over than in Canada as a whole. Starts in these centres increased 26 per cent from 45,827 in 1947 to 57,671 in 1948, and completions went up 8 per cent from 44,453 to 48,007.

Open weather during the final months of 1948 encouraged builders to begin construction on a comparatively large number of houses in preference to completing work on houses already framed in. This practice has had the effect of reducing somewhat the degree of seasonal variation in house-building activity. Completions in 1949 during January, a month which is normally depressed by seasonal influences, numbered 6,643, which is comparable to the rate of completions during the summer months of 1948.

(1) See also p. 85.

(2) A recent sample study of data available in the 1941 Census showed that 20 per cent of newly formed families (two years) lived in their own houses, 53 per cent occupying separate rental units, with the remaining 27 per cent sharing housing accommodation, mostly with parents, or residing in lodgings (*Type of Tenure of Families with Heads Married Two Years or Less, in 1941 Census, For Canada and Provinces, Rural and Urban*, Social Analysis Section, Census Division, Dominion Bureau of Statistics). In view of the fact that the housing shortage in 1948 was greater than in 1941, the percentage of newly formed families sharing housing accommodation would be correspondingly greater.

Residential and Other Types of New Construction

During 1947 and 1948 housing was competing against strong demand from other types of construction projects. In spite of the fact that business construction could and in fact did frequently outbid housing construction for scarce materials and labour, preliminary figures suggest that housing maintained its claim on construction resources becoming available in each of the two years. Currently housing construction comprises about 39 per cent of total expenditures on new construction and major improvements.

Total new construction and major improvements in 1948 was estimated at \$1.8 billion, an increase of 29 per cent over 1947. But the major part of this increase was due to price rises.

SECTION 3.—PUBLICLY ASSISTED HOUSE-BUILDING (See Tables 9-24)

Federal Government assistance to house-building in Canada during 1948 took the main forms of direct construction under the veterans' rental programme of the Central Mortgage and Housing Corporation and the married service quarters plan of the Department of National Defence; operations under the Veterans' Land Act, 1942; operations under the Emergency Shelter regulations; direct financial assistance under the National Housing Act, 1944, and the Canadian Farm Loan Act, 1927; and loan guarantees under the National Housing Act, 1944, and the Farm Improvement Loans Act, 1944.⁽¹⁾ Other Federal Government provisions affecting housing include the double depreciation taxation incentive for approved rental projects, the rental insurance plan⁽²⁾, and a system of priorities for assisting the flow of building materials to approved housing projects and hospitals.

National Housing Act, 1944

Gross loans under the National Housing Act, 1944, numbered 16,938 in 1948, representing 20,781 housing units, and valued at \$108.6 million. The increase over 1947 in terms of loans was 61 per cent, in terms of housing units 63 per cent, and in terms of loan value 76 per cent (see Figure 1). Net loans during 1948 numbered 15,338, representing 18,827 housing units and having a total value of \$101.6 million, as against 8,886 loans in 1947, representing 10,933 housing units, and having a total value of \$53.2 million.

Gross loans were approved for 17,360 housing units under the home ownership provisions of the National Housing Act in 1948, an increase of 69 per cent over 1947. Rental units approved numbered 3,421 in 1948, an increase of 41 per cent over the previous year. The number of housing units for which gross loans were approved under the Integrated Housing plan increased less rapidly than units approved under other builders' sales provisions or for loans to individual home owners. Gross loan approvals under the Integrated Housing plan accounted for 6,434 units in 1948, an increase of 17 per cent over 1947, whereas the number of units approved under other builders' sales provisions and for loans to individual home owners more than doubled. Lending operations under the Integrated Hous-

(1) For a discussion and further quantitative appraisal of the sources of financing the Canadian housing programme, including the public sector see the forthcoming issue of *Mortgage Lending in Canada, 1948*, Central Mortgage and Housing Corporation.

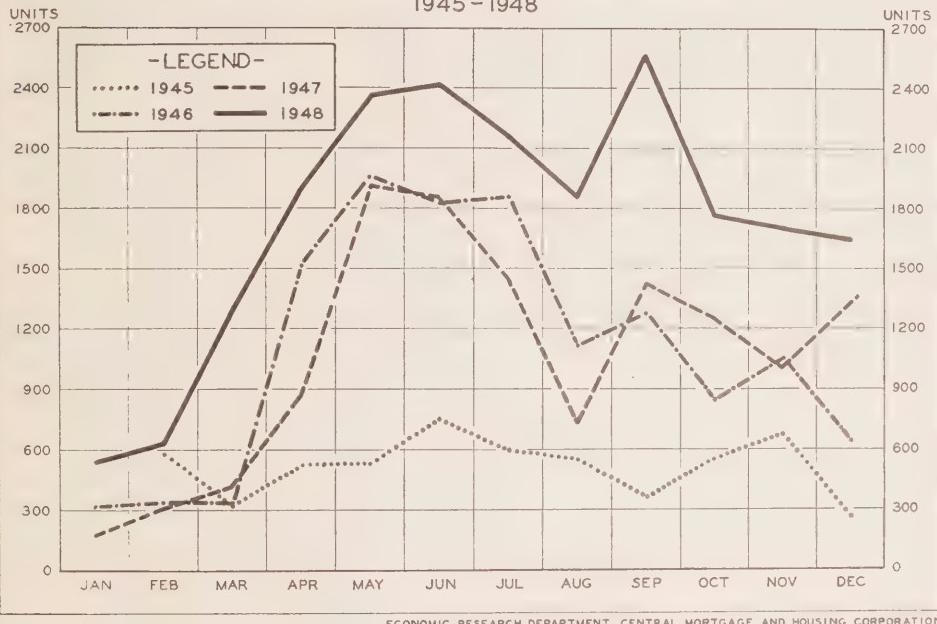
(2) For details see *Annual Report, 1948*, Central Mortgage and Housing Corporation, pp. 10-11.

FIGURE I

NUMBER OF HOUSING UNITS APPROVED

NATIONAL HOUSING ACT, 1944, CANADA

1945 - 1948



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION.

ing plan, with a maximum sale price, were more sensitive to rising building costs during 1948 and the policy of the Corporation not to increase lending values.

Further indication of this policy is afforded by data on builders' estimated construction costs and lending values respecting units approved for loans in 1947 and 1948. Average total costs per unit, as estimated by builders, increased by 13 per cent, from \$6,768 to \$7,624 during the period. The increase was partly attributable to higher land values and an approximate 3 per cent increase in average floor areas. These factors occasioned a rise of 7 per cent in the average loan per unit from \$4,862 in 1947 to \$5,224 in 1948. The owners' equity requirement, as represented by the difference between total unit cost and loan value, increased 26 per cent from \$1,906 to \$2,400 during the period. The Corporation policy is based on the consideration that at a time when the availability of equity capital constitutes one of the principal limitations on the sale price of houses an increase in lending values would have an inflationary effect on the price of new houses.⁽¹⁾

Single storey houses in 1948 accounted for 38 per cent of units approved under the National Housing Act, 1944 (excluding loans under Sections 9 and 9A). Houses of 1½-storeys accounted for one-quarter of the units for which gross loans were approved.

(1) See also *Annual Report, 1948, op.cit.*, pp. 7-8.

Emergency Shelter Regulations

In 1948, 860 conversions were completed under the Emergency Shelter regulations, 747 in municipal and 113 in university projects. Financial assistance in the amount of \$885,000 was granted by the Federal Government towards Emergency Shelter projects in 1948. At the end of the year only 8 units were under construction. The completion of these units will represent the end of the construction programme under the Emergency Shelter regulations. By Order in Council, P.C. 5889, December 23, 1948, the Emergency Shelter regulations were revoked. The programme was terminated principally because of the lack of large buildings suitable for conversion into temporary dwelling units. Total completions under the programme since its inception in December, 1944, numbered over 10,000 and federal grants to municipalities and universities during the period amounted to \$5 million.

Veterans' Rental Projects

The veterans' rental programme under the Central Mortgage and Housing Corporation increased substantially under the new 1948 programme.⁽¹⁾ Starts of rental units during the year numbered 8,301, an increase of 24 per cent over 1947, and completions numbered 6,934, a gain of 28 per cent over 1947. Expenditures rose 85 per cent from \$28.6 million in 1947 to \$52.9 million in 1948. The rise of expenditures was sharper than the increase in units started or completed partly because of increasing construction costs, partly because of an improvement in the quality of dwellings built under the 1948 programme, and partly because construction work on units under construction at the end of the year was further advanced on the average in 1948 than in 1947.

Veterans' Land Act, 1942

House-building under the Veterans' Land Act during 1948 proceeded at the 1947 rate. Starts numbered 1,884 in 1948, as against 1,963 in 1947. Completions numbered 1,932 in 1948, 1,978 in 1947. Construction expenditures on new units, repairs, and other services, at \$12.7 million in 1948 were 18 per cent lower than in 1947. In 1948, 1,485 completions, or 77 per cent of the total, were on small holdings of the individual project type.

The 1948 volume of applications for assistance under the Act points to a decline in the level of operations in the future. Appropriations and applications for assistance approved in 1948 represented a total of \$28.5 million, about 50 per cent of the corresponding amount in 1947. The portion of these funds allocated to new housing construction showed a less marked decline however, amounting to \$8.8 million in 1948, as against \$11.3 million in 1947.

Armed Service Married Quarters⁽²⁾

The construction of rental housing for married members of the armed services accounted for 1,006 completions in 1948, 363 permanent and 643 temporary. Increasing emphasis on the permanent rental programme is evidenced by starts during the year, which included 1,807 in the permanent sector, and 174 in the temporary. Construction expenditures during the year amounted to \$11.5 million.

As from January 1, 1949, the Construction Division of the Central Mortgage and Housing Corporation will manage the construction end of the permanent housing programme of the Department of National Defence.

(1) For details see *Housing in Canada*, October 1947, pp. 10-11.

(2) Including housing for employees of the Defence Research Board.

Canadian Farm Loan Act

Loans for new farm houses under the Canadian Farm Loan Act, 1927, numbered 62 in 1948, valued at \$85,000. In 1947 there were 57 such loans, valued at \$58,000.

Farm Improvement Loans Act

Guarantees on loans for new farm house construction numbered 328 in 1948 as against 387 in 1947. The loans represented a value of \$448,000 in 1948 and \$488,000 in 1947.

Priorities Assistance for House-Building

Building material priority ratings were authorized in respect of 24,437 housing units in 1948, as against 29,909 in 1947. Veterans' rental units under the Central Mortgage and Housing Corporation and dwellings in Integrated Housing projects under the National Housing Act accounted for over 14,000 of the units approved in 1948. Veterans building their own homes accounted for only 3,220 of the dwellings approved for priority in 1948, a decline of nearly 6,000 from the previous year.

Double Depreciation for Rental Housing Projects

Approvals of rental housing projects under the double depreciation taxation incentive numbered 40 in 1948, involving 405 rental units, as against 370 units in 1947. Construction costs per square foot for the units approved in 1948 are estimated at \$6.44 an increase of 6 per cent over 1947. Monthly rents averaged \$61.96 for the units approved in 1948, as against \$58.06 for those approved in 1947.

Property Management Operations

Central Mortgage and Housing Corporation

At the end of 1948, housing units under the rental management of Central Mortgage and Housing Corporation numbered 35,288, comprising 33,900 single and 1,388 multiple dwellings. In addition some 1,800 conversions, held by lease under the Home Conversion Plan, were operated by the Corporation⁽¹⁾.

Attesting to the continued shortage of rental accommodation, vacancies were at a minimum and accounted for only .3 per cent of all the units under the Corporation's management, as at December 31, 1948.

The Corporation first entered the field of rental management in January, 1946, when the Home Conversion Plan dwellings were taken over. In January of 1947 the property management operations of Wartime Housing Limited, involving the rental administration of 24,450 dwellings including 42 apartments, were transferred to the Corporation. Since that time the number of units under management has increased with the completion of additional dwellings under the direct construction programme of the Corporation, although sales of some of the houses have occasioned withdrawals from the stock. In the fall of 1947, title to the 32 projects under the programme of Housing Enterprises of Canada, Limited, was transferred to Central Mortgage and Housing Corporation. By mid-1948, when construction operations were completed on the Housing Enterprises projects, this transfer had involved the addition of 3,315 units, comprising 2,215 multiple and 1,100 single dwellings, to the rental management operations of the Corporation.

⁽¹⁾ Emergency Shelter units under the rental management of Central Mortgage and Housing Corporation are excluded from this account.

SECTION 4.—REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES (See Tables 25-27)

Real Estate Lending⁽¹⁾

Institutional mortgage funds financed a larger proportion of the housing program in 1948 than in 1947. Total permanent starts in Canada increased by 22 per cent from 74,000 to 90,000 in 1948. Returns from 118 lending institutions, accounting for about 95 per cent of private institutional mortgage lending activity in Canada, show that gross mortgage loans for new residential construction were approved for 36,137 new non-farm housing units in 1948, an increase of 41 per cent over 1947, when loans covering 25,582 housing units were approved. The value of these loan approvals increased by 59 per cent from \$106 million in 1947 to \$169 million in 1948. Included in these figures are joint loans approved under the National Housing Act, representing 12,453 units in 1947 and 20,377 in 1948.

Multiple units approved, roughly representing the rental component, numbered 10,359 in 1948 or 29 per cent of total units approved. The corresponding proportion was higher in 1947 when 7,808, or 31 per cent of the total number of units approved were multiple.

The increase in the proportion of mortgage financing conducted by lending institutions was partly attributable to the increase in the amount of residential construction in the form of project development, where mortgage funds are required in large amounts.⁽²⁾

Bank Loans for Building Purposes

Following the trend of construction activity in Canada, bank loans for building purposes increased by 10 per cent from \$93.9 million in 1947 to \$103.6 million in 1948. Total loans made by chartered banks for all purposes increased by 8 per cent from \$1.9 billion to \$2.1 billion. The loans for building purposes in 1948 were more than double the level of 1945, the increase reflecting a rise in both the physical amount of construction financed and the cost of construction (see also Section 2).

SECTION 5.—BUILDING MATERIALS

(See Tables 28-33)

Production⁽³⁾

The record level of house-building activity in Canada during 1948 was attributable in part to the output expansion of the building material industries (see Figure 2).

Of the 35 items for which production data are reviewed, 31 showed increases over 1947. Output of two items, asphalt shingles and sawn lumber was at the 1947 rate. Asphalt rolls declined in output owing to voluntary contraction in production, occasioned by the increased use of asphalt shingle for roofing. The production of cast-iron radiators decreased 5 per cent partially as a result of the short supply of steel pipe and fittings for hot water heating systems.

(1) See footnote 1 on p. 10.

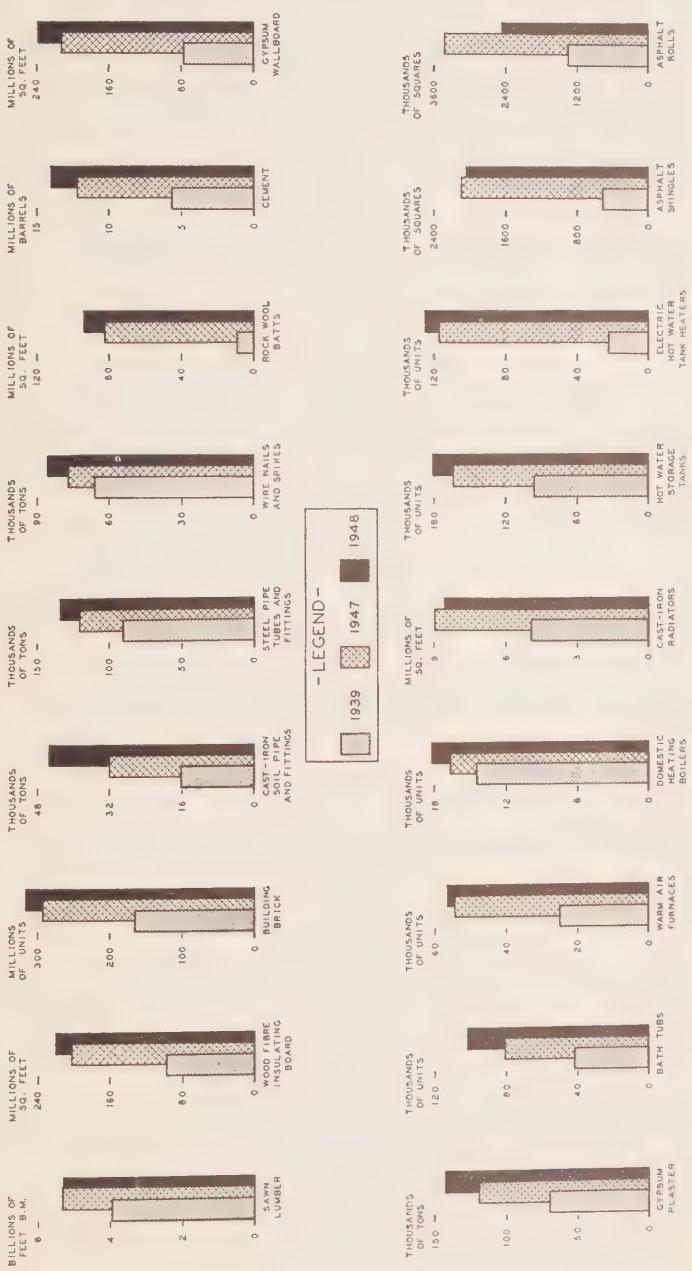
(2) See *Annual Report, 1948, op.cit.*, p. 8.

(3) For a more detailed account see *Supply of Building Materials in Canada, Outlook, 1949*, Department of Trade and Commerce, Ottawa, March, 1949, pp. 9-12.

FIGURE 2

VOLUME OF PRODUCTION OF EIGHTEEN BUILDING MATERIALS

1939, 1947 AND 1948



Production of seven items, including wood fibre insulating board, cast-iron soil pipe, cast-iron pressure pipe, cement, gypsum hardwall plaster, bath tubs and warm air furnaces was over twice the level of 1939. Increases were as much as ten times the pre-war volume for rock wool batts, five times for electric hot water tank heaters, almost four times for asphalt shingles and over three times for builders' hardware and gypsum wallboard. However, the significance of these increases in production is modified to some extent by reason of the fact that some of these materials were not used extensively in pre-war days. Four items showed increases of almost double the 1939 output. These included building brick, cast-iron radiators, hot water storage tanks and asphalt rolls.

Supply and Demand

Despite the output increases during 1948 the sustained pressure of the building industry, resulting in a high level of sales, has prevented any heavy accumulation of producers' stocks.

Sales of 17 out of 18 materials covered, were higher during 1948 than during 1947. Only in the case of steel pipe, tubes and fittings were sales during 1948 less than in 1947.

Producers' stocks of eight out of 18 materials were slightly lower at the end of 1948 than a year earlier. In three cases, stocks were on a par with the 1947 year-end position and seven items were left with increases over 1947. These items included single pole switches, outlet boxes, electric hot water tank heaters, gypsum wall board, gypsum plaster and steel pipe and fittings. However, only in the cases of electric water tank heaters and steel pipe, tubes and fittings, did stocks at the end of 1948 exceed one half of the December sales. Stocks of gypsum wallboard were only five per cent of December sales.

Materials considered to be in shortest supply at the end of January, 1949, included steel pipe, tubes and fittings, sanitary ware, vitrified clay products, gypsum products and wire nails.

Reflecting the increased flow of building materials in the country, rail movements of building materials increased in 1948 as compared with 1947. Rail loadings of lumber, gravel, sand, stone, lime, plaster, brick, artificial stone, cement, sewer pipe and drain tile, rose five per cent from 14.7 million tons in 1947 to 15.4 million tons in 1948.

Imports and Exports

Imports of glass at 96 million square feet in 1948 exceeded the 1947 all time high of 70 million square feet by 37 per cent. The dollar value of imports of paints, pigments and varnishes increased by 7 per cent from \$13.4 million in 1947 to \$14.3 million in 1948. Gypsum plaster was imported during 1948 at the 1947 rate of ten thousand tons. Imports of cement dropped 10 per cent in 1948 from 1.2 million barrels to 1.1 million barrels. Although imports of wallboard building board registered a drop of 54 per cent from 40 million square feet in 1947 to 18.3 million square feet in 1948, the amount imported in the fourth quarter was over twice that of the first three quarters of 1948. This was a result of special arrangements for the import of gypsum lath made in the fall of 1948, designed to alleviate the existing shortage. Under these arrangements gypsum lath may be imported upon certification that it will be used in residential construction. By Order-in-Council P.C. 5732, dated December 14, 1948, effective

from January 1, 1949, import restrictions were removed from some lumber items, including wooden doors, window sash, and mouldings. Order-in-Council, P.C. 1,200, dated March 22, 1949, and effective from March 31, 1949, removed the restrictions on the remaining lumber items and on paints, pigments, and varnishes.

Of the six items for which export data are presented, three, namely lumber, paint, pigments and varnishes, and pulp and fibre wallboard showed decreases of approximately 15 per cent during 1948 as compared with 1947. Exports of wood shingles during 1948 increased by 15 per cent from 2 million to 2.3 million squares and although exports of building brick at 4.9 million registered a slight increase of .7 million, exports were only about 50 per cent of brick imports. Exports of wire nails at 1,854 tons in 1948 were authorized under special arrangements, as they were made from rod imported from the United States. No nails manufactured from Canadian material were exported.

Employment

An increase in employment in building material industries contributed to the expansion of output during 1948. Average employment in these industries as indicated by returns from firms with 15 or more employees, increased by 7.3 per cent from 97,787 in 1947 to 104,972 in 1948. Weekly earnings of these employees rose 10 per cent from an average of \$36.09 for 1947 to \$39.86 for 1948.

SECTION 6.—BUILDING LABOUR (See Tables 34-43)

Employment and Earnings

Employment in the construction industry reached a new peak in 1948, increasing 15 per cent from an average level of 252,000 persons in 1947 to 289,000 in 1948 (see Figure 3). The post-war investment boom with its emphasis on the erection of new plant, and the high level of house-building since 1945, have brought about an increase in the proportion of total non agricultural employment engaged in the construction industry. Despite a substantial advance in total non agricultural employment over the period this proportion increased from 5.6 per cent in November, 1945, to 8.2 per cent in November, 1948. Approximately one out of every 13 non-farm workers is engaged in the construction industry.

Returns from employers with 15 or more employees indicate that employment in the building industry, which excludes engineering and highway construction, rose at a less rapid rate between 1947 and 1948 than total construction employment. The index of employment in the building industry averaged 342.3 in 1948, an increase of 12 per cent over the corresponding level in 1947. Weekly earnings in the building industry averaged \$41.41 in 1948 as against \$37.41 in 1947. Data on hourly wage-earners, who represent about 82 per cent of the employees covered, indicate that the increase is attributable principally to an 11 per cent increase in hourly earnings which averaged 91 cents in 1947 and \$1.01 in 1948.

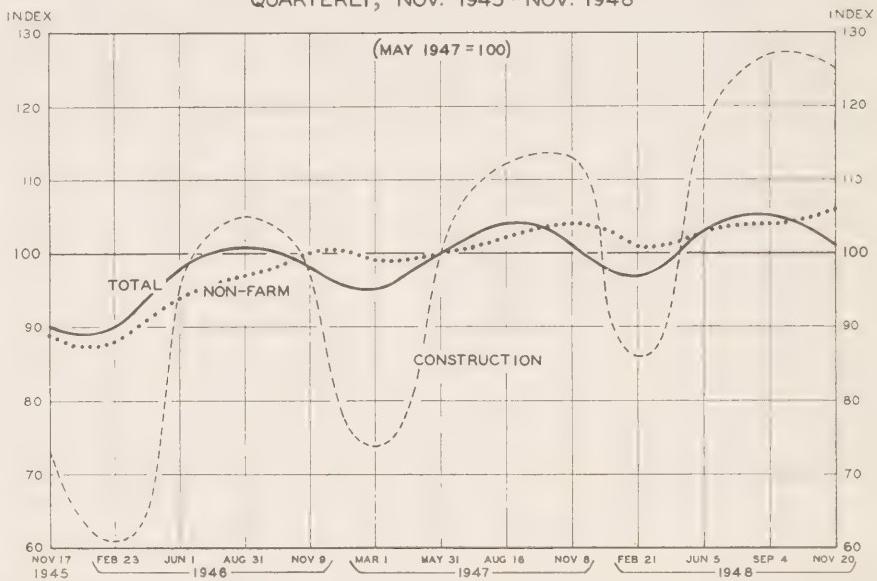
The Labour Market, 1947 and 1948

Unemployment in construction trades was higher in 1948 than in any year since the end of the war, but in comparison with 1939 it remained low. Trade unions reporting to the Department of Labour showed an average of 4.8

FIGURE 3

INDEXES OF EMPLOYMENT BY INDUSTRY CONSTRUCTION, NON-FARM AND TOTAL, CANADA

QUARTERLY, NOV. 1945 - NOV. 1948



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION

per cent of membership unemployed in the construction trades during 1948. Although this percentage was higher than in any year from 1945-1947, it nevertheless reflects a small degree of unemployment when compared with the corresponding proportion of 29.1 per cent in 1939. Male workers in the construction trades applying for unemployment insurance benefits and establishing benefit years with the Commission numbered 44,284 in 1948, an increase of 87 per cent over 1947. Unplaced applicants in construction trades registered with local offices of the Unemployment Insurance Commission averaged 15,884 a month during 1948, as compared with 12,221 in 1947 and 6,892 in 1945. Unfilled vacancies on the other hand, which averaged 4,426 in 1948 were 46 per cent lower than in 1947 and 63 per cent below the 1945 level.

A rising level of unemployment in construction trades is consistent with increasing construction activity when the industry is operating at capacity and unemployment is almost entirely of a frictional nature or attributable to localized weather conditions.

Supply of Construction Workers

In 1948, for the first time since the end of the war, the number of men training for the construction trades under the Dominion-Provincial training scheme inaugurated in 1944 showed a decline. At the end of 1948 total trainees under the scheme numbered 6,087, comprising 63 vocational and 6,024 apprenticeship trainees. This represents a decline of 576 vocational trainees and 389 apprentices from the end of 1947. Apprentices under the scheme have been drawn

mainly from the vocational schools which in turn were set up to accommodate veterans interested in the respective trades. Since the requirements of the veterans have been largely satisfied in the past four years, no new entrants are being taken into vocational training and the total number of trainees under the scheme will probably continue to decline.

The opposite trend is evident in data on the immigration of skilled construction workers into Canada. These numbered 3,427 in 1948, representing an increase of 56 per cent over 1947 which in turn was higher than the combined immigration of skilled construction workers for the previous 8 years. Emigration of skilled construction workers during 1948 is estimated at 954, yielding a net immigration figure for the year of 2,473.

Strikes in the Building Industry

Time loss through strikes in the building industry involved 39,546 man-working days in 1948, a decline of 11 per cent from 1947. Average annual time loss for the period 1939-1946 was about 3,300 man-working days. The increase in strikes during the past two years is attributable partly to the rising cost of living and to the heavy demand for construction labour.

SECTION 7.—BUILDING COSTS (See Tables 44-47)

House-building costs continued to increase during 1948. The combined index of *residential* building material prices and wage rates in construction trades averaged 196.8 (1939=100) during 1948, an increase of 17 per cent over 1947. From the end of 1947 to the end of 1948 the increase was 11 per cent. This index represents a refinement of the combined construction material and labour index used in previous issues of *Housing in Canada*. The present index incorporates a new index of wholesale prices of *residential* building materials in place of the index for all construction materials⁽¹⁾. The combined index of wholesale prices of all construction materials and wage rates in the construction trades increased 15 per cent from an annual average of 173.6 (1939=100) in 1947 to 200.0 in 1948.

Improvements in the man-hour output of building workers and in the flow of building materials have partially offset the effect of material and labour price increases on costs of building at the site. Average unit prices of new houses sold under the builders' sales provisions of the National Housing Act increased 11 per cent from 1947 to 1948⁽²⁾. Further evidence of an improvement in labour output and material flow during 1948 is provided by data on the average number of months required to complete a housing unit. Housing units completed in 1948 required an average construction period of less than 7 months, as against 8 months in 1947.

Despite the improvement in 1948 however, the present man-hour output of building workers is lower than in 1939, owing to the dilution of the skilled construction labour force and the delays and uncertainties of material deliveries incidental to shortages. Whereas the combined index of *residential* material prices and construction labour wage rates in 1948 was 97 per cent higher than in 1939, the most recent information indicates that actual on-site costs were 108 to 118 per cent higher⁽³⁾.

(1) See *Price Index Numbers of Residential Building Materials, Canada*, D.B.S., March, 1948.

(2) See *Annual Report, 1948*, op.cit., p. 6.

(3) See *Investment and Inflation with Special Reference to the Immediate Post-War Period, Canada, 1945-1948*, Department of Trade and Commerce, Ottawa, 1949, pp. 105-113.

Residential Building Material Prices

The index of wholesale prices of *residential* building materials (1939 = 100) increased 21 per cent from a monthly average of 176.4 in 1947 to 212.6 in 1948. From December, 1947 to December, 1948 however, the index increased only 11 per cent, indicating a much lower rate of increase in 1948 than in 1947.

At December, 1948, with the index at 223.8, *residential* building material prices were well over twice the 1939 level. The greatest increase occurred in the prices of lumber and its products, the index for which stood at 309.9 at the end of 1948. Prices of all other groups of materials were less than double the 1939 level. The 1948 year-end index for paint and glass stood at 188.3, roofing material 186.0, electrical equipment and fixtures 176.6, plumbing and heating equipment 172.7, brick, tile, and stone 153.5, cement, gravel, and sand 133.9, lath, plaster, and insulation materials 119.4, other materials, 164.3.

In 1948 the prices of plumbing and heating equipment and electrical equipment and fixtures, each group having a substantial steel component, climbed more rapidly than prices of other material groups. Over the 12 month period the price gains of these groups were 16 per cent and 13 per cent respectively. Prices of roofing materials on the other hand, which are currently in good supply, increased only 2 per cent during 1948.

Wage Rates in Construction Trades

The composite index of wage rates in the construction trades (including holiday pay allowances) increased 11 per cent from an average of 158.7 in 1947 to 176.6 in 1948. The increase from the end of 1947 to the end of 1948 was 10 per cent.

In 1948 wage rates in construction trades were about 77 per cent higher than in 1939. Unskilled workers showed the largest gain over the period with wage rates in 1948 about 95 per cent higher than in 1939. Among the skilled workers, plasterers' and carpenters' wage rates increased most rapidly, rising 72 per cent over the period, followed by bricklayers 71 per cent, sheet metal workers, plumbers, and electricians, 68 per cent, and painters, 67 per cent.

Cost of Living and Rent

Minor relaxations in the rental ceiling during 1948⁽¹⁾ have resulted in a small rise in the index of rents, but the retention of controls has held the increase well below the rise in the cost of living as a whole. The index of rent increased only 3 per cent from an average of 112.4 in 1947 to 116.3 in 1948. The cost of living index advanced 14 per cent, from 133.5 to 152.7 during the period.

SECTION 8.—BUILDING AND REAL ESTATE INDUSTRIES (See Tables 48-50)

Bankruptcies in the Construction Industry and in Building Material Industries

Bankruptcies in the construction industry during 1948 were close to the 1947 level. Assignments and receiving orders numbered 73, representing liabilities of \$1.4 million, as against 53 in 1947 with liabilities amounting to \$1.1 million. Little change from 1947 was evident in respect to commercial failures in the building material industries, which numbered 25 in 1948 and 29 in 1947, with liabilities of \$1.3 million and \$1.1 million in the respective years. Bankruptcies in

(1) See *Housing in Canada*, October, 1948, p. 17.

all industries increased perceptibly however from 509 in 1947 to 799 in 1948. The value of total liabilities involved in these failures increased 63 per cent from \$11.1 million in 1947 to \$18.2 million in 1948.

In comparison with 1939, commercial failures in the construction industry have changed little, for although the value of defaulted liabilities in 1948 was double the level of 1939 the greater part of the increase is attributable to the rise of the general price level. Bankruptcies in the building material industries show an increase over 1939, when they numbered only 17. Total bankruptcies show a definite decline from 1939 when they numbered 1,109.

The declining incidence of commercial failure on the whole between 1939 and 1948 is associated with the general expansion of economic activity during the war and post-war years. The failure of the construction industry and the building material industries to reflect this general trend is partly attributable to the fact that rapid expansion of activity in these industries, more than in most other industries, is conditional upon the entry of many new firms into the field. Precarious financing in some cases or inexperienced management tend to make some of the new firms vulnerable.

Common Stock Prices

The average level of common stock prices in 16 building material companies changed little between 1947 and 1948. The price index (1939=100) of common shares of these companies averaged 139.9 in 1947 and 138.1 in 1948. The composite price index of common shares in 76 industrial companies increased 9 per cent from 108.9 to 118.8 during the period.

Compared with 1939 share prices have increased more than twice as fast for the building material companies than for the 76 industrial companies.

Financial Statistics, Thirteen Real Estate Companies, 1939-1947

An indication that rental receipts from 1939-1947 have substantially kept pace with operating expenses of larger residential rental properties is provided by financial statistics on 13 real estate companies operating 694 rental units, and having land and buildings valued at \$3.4 million. The aggregate ratio of operating expenses to gross operating revenue was 61.5 per cent in 1939 and 61.0 per cent in 1947.

Net operating revenue (excluding depreciation) was comparatively stable over the period varying from a low of \$118,000 in 1939 to a high of \$143,000 in 1947. Despite the stability of net operating revenue the aggregate net position showed a marked improvement in 1940, 1945, and 1947. These improvements were brought about by a reduction of bond interest charges in these years, occasioned by reorganization of three of the companies.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1.— NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND
TOTAL POPULATION, CANADA,⁽¹⁾ 1939 – 1948.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Population ⁽²⁾ (000)
1939	229,468	108,951	103,658	2,068	11,250
1940	244,316	110,927	123,318	2,369	11,364
1941	255,317	114,639	121,842	2,461	11,490
1942	272,313	112,978	127,372	3,089	11,637
1943	283,580	118,635	110,937	3,263	11,795
1944	284,220	116,052	101,496	3,788	11,958
1945	288,730	113,414	108,031	5,076	12,102
1946	330,732	114,931	134,088	7,683	12,273
1947					
January	29,630	10,713	5,745	—	—
February	27,630	9,503	6,489	—	—
March	31,852	10,635	5,045	—	—
1st Quarter	89,112	30,851	17,279	—	—
April	31,174	10,355	8,627	—	—
May	32,826	10,035	10,910	—	—
June	32,556	9,767	18,327	—	—
2nd Quarter	96,556	30,157	37,864	—	—
July	31,880	9,195	13,999	—	—
August	30,424	9,130	13,959	—	—
September	29,467	8,794	13,514	—	—
3rd Quarter	91,771	27,119	41,472	—	—
October	28,303	9,748	12,724	—	—
November	26,736	9,461	10,239	—	—
December	26,825	10,332	7,733	—	—
4th Quarter	81,864	29,541	30,696	—	—
Total, 1947 ⁽³⁾	359,303	117,668	127,311	8,199	12,558
1948					
January	26,125	10,912	5,668	—	—
February	25,710	10,295	5,617	—	—
March	27,233	10,154	4,982	—	—
1st Quarter	79,068	31,361	16,267	—	—
April	30,683	10,782	7,731	—	—
May	29,379	10,081	9,570	—	—
June	29,857	9,685	16,110	—	—
2nd Quarter	89,919	30,548	33,411	—	—
July	29,317	9,091	15,179	—	—
August	31,002	9,635	12,443	—	—
September	29,881	8,830	14,591	—	—
3rd Quarter	90,200	27,556	42,213	—	—
October	30,118	9,521	12,894	—	—
November	26,877	9,462	10,101	—	—
December	29,507	11,022	8,751	—	—
4th Quarter	86,502	30,005	31,746	—	—
Total, 1948 ⁽³⁾	345,689	119,470	123,637	6,881	12,859

(1) Excluding Yukon and North West Territories.

(2) Monthly data not available. Population figures are estimated as at June 30.

(3) Preliminary.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1939—1948.

Period	Males				Females				18 Years and Over				Under 18 Years			
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	Total			
1939	2,986	4,695	7,681	4,346	4,967	9,313	4,866	6,820	11,686	2,815	2,493	5,308	16,994			
Q1	2,019	3,352	5,371	2,786	3,167	5,953	3,939	4,517	8,456	1,436	2,868	1,436	11,324			
Q2	1,580	3,211	4,791	2,021	2,527	4,538	3,851	3,489	7,340	940	1,049	1,989	9,329			
Q3	1,187	2,021	3,208	2,027	2,341	4,368	2,280	3,429	5,709	928	939	1,867	7,576			
Q4	1,513	2,981	4,494	2,006	3,290	5,214	2,468	2,746	5,214	4,064	6,177	1,177	2,327	8,504		
1940	1,284	2,784	4,068	2,494	4,590	7,074	3,717	8,307	2,113	6,253	8,644	2,103	2,054	14,575	12,801	
Q1	1,065	2,247	3,312	2,214	2,907	5,121	2,142	2,391	6,021	4,259	6,879	3,442	3,401	6,843	22,722	
Q2	1,065	2,438	3,503	2,006	7,701	9,470	5,551	15,021	4,295	11,620	15,879	3,442	10,559	20,967	71,719	
Q3	1,379	3,435	5,014	20,493	36,457	47,779	51,236	9,934	40,818	50,752	10,559	10,408	50,905	12,059	64,127	
Q4	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	5,905	12,059			
1941	1,417	2,322	3,739	1,465	2,044	3,509	2,986	2,794	5,780	753	715	1,468	7,248			
Q1	1,154	1,651	2,805	1,117	1,287	2,404	2,234	1,904	4,138	571	500	1,071	5,209			
Q2	1,247	3,251	5,98	2,214	2,907	5,121	4,184	3,963	8,147	1,314	1,158	2,472	10,619			
Q3	4,818	7,224	12,042	4,796	6,238	11,034	9,404	8,661	18,065	2,638	2,373	5,011	23,076			
1942	2,119	3,449	5,568	1,672	2,166	3,848	4,630	3,008	7,638	938	840	1,778	9,416			
Q1	1,915	3,392	5,307	1,838	2,315	4,153	4,141	3,076	7,217	1,166	1,077	2,243	9,460			
Q2	3,431	5,815	9,028	2,659	3,636	6,295	7,386	4,747	12,129	1,646	1,548	3,194	15,323			
Q3	7,405	12,438	19,903	6,169	8,117	14,296	16,153	10,831	26,984	3,750	3,465	7,215	34,190			
1943	2,293	3,661	5,954	2,086	3,063	5,149	4,770	4,004	8,774	1,184.	1,145	2,329	11,103			
Q1	2,044	3,711	6,175	2,005	2,778	4,783	4,905	3,616	8,611	1,180	1,167	2,347	10,958			
Q2	2,439	3,376	5,815	2,448	3,068	6,056	4,383	4,755	9,138	1,432	1,301	2,733	11,871			
Q3	7,196	10,748	17,944	6,539	9,449	15,988	14,148	12,375	26,523	3,796	3,613	7,409	33,932			
1944	2,399	3,925	6,324	2,708	4,051	6,759	4,920	5,405	10,325	1,404	1,354	2,758	13,083			
Q1	2,037	3,720	5,763	2,175	3,191	5,366	4,473	4,238	8,711	1,290	1,128	2,418	11,129			
Q2	1,928	3,186	5,114	2,289	2,592	4,881	3,888	3,681	7,569	1,226	1,200	2,426	9,995			
Q3	6,364	10,837	17,201	7,172	9,834	17,006	13,281	13,324	26,605	3,920	3,682	7,602	34,207			
Total, 1944	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414			

TABLE 3.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,
1939—1948.
(In Thousands)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.3	9.7	9.2	.02
1940	21.4	9.8	10.8	.02
1941	22.2	10.0	10.6	.02
1942	23.3	9.7	10.9	.03
1943	24.0	10.1	9.4	.03
1944	23.7	9.7	8.4	.03
1945	23.8	9.3	8.9	.04
1946	26.9	9.3	10.9	.06
1947	28.6	9.4	10.1	.07
1948	26.8	9.3	9.6	.05

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 4.— NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, 1945 — JANUARY, 1949.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽¹⁾
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404 ⁽³⁾	79,359	—(2)
1948	95,328 ⁽³⁾	81,231	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529
1st Quarter	6,678	11,569	—
April	8,274	6,729	39,180
May	11,407	6,284	44,572
June	13,409	5,946	52,143
2nd Quarter	33,090	18,959	—
July	9,684	6,073	55,686
August	11,013	6,970	59,732
September	10,651	6,667	63,656
3rd Quarter	31,348	19,710	—
October	7,437	8,164	62,890
November	7,795	9,701	61,093
December	3,846	7,994	56,456
4th Quarter	19,078	25,859	—
Total, 1948	90,194	76,097	—
1949			
January	3,066	6,643	52,852

(1) Total starts less completions do not equal the number of units under construction in 1948 because of adjustments (see p. 85).

(2) Not available.

(3) Estimated.

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,
1946—1948.

Period	Starts				Completions				Under Completion (At End of Period)			
	Veterans'	C.M.H.C.	Projects by Enterprises	Total	Veterans'	C.M.H.C.	Projects by Enterprises	Total	Veterans'	C.M.H.C.	Projects by Enterprises	Total
1946 December	—	—	—	—	—	—	—	—	—	—	—	—
1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	4,231	3,557
1948 January	136	—	185	978	1,299	450	189	414	2,132	3,185	3,805	114
February	50	—	132	1,282	1,464	600	70	404	1,834	2,908	3,255	44
March	189	1	450	1,760	2,400	567	45	417	2,167	3,196	2,877	—
1st Quarter	375	1	767	4,020	5,163	1,617	304	1,235	6,133	9,289	—	—
April	350	—	482	4,577	5,409	791	—	487	2,684	3,962	2,436	3,476
May	335	—	521	4,851	5,707	653	—	563	2,942	4,158	2,118	3,434
June	905	—	913	6,159	7,977	474	—	380	2,902	3,756	2,549	3,967
2nd Quarter	1,590	—	1,916	15,587	19,093	1,918	—	1,430	8,528	11,876	—	—
July	925	—	583	4,733	6,241	364	—	429	2,705	3,498	3,110	—
August	1,254	—	523	4,769	6,546	293	—	628	2,919	3,840	4,071	4,121
September	1,470	—	543	4,895(2)	6,088(2)	3,76(2)	—	693	2,543(2)	3,612	5,165(2)	3,866
3rd Quarter	3,649	—	1,649	14,397(2)	19,695(2)	1,033(2)	—	1,750	8,167(2)	10,950	—	—
October	882	—	375	4,225	5,482	243	—	472	4,167	4,882	5,804	—
November	511	—	407	3,975	4,888	317	—	546	4,650	5,513	5,998	3,769
December	220	—	303	2,827	3,350	428	1	565	4,503	5,496	5,790	3,630
4th Quarter	1,613	—	1,085	11,022	13,720	988	1	1,583	13,320	15,891	—	3,368
Total, 1948	7,227	1	5,417	45,026	57,671	5,556	305	5,998	36,148	48,007	—	—

(1) Data for 1948 adjusted (see p. 86).

(2) Revised.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1948.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1940	50.1	7.4	57.5	—(1)	—(1)	—(1)
1941	61.1	8.9	70.0	—(1)	—(1)	—(1)
1942	44.0	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
January	3.9	.7	4.6	155	789	944
February	6.5	.8	7.3	155	1,268	1,423
March	10.8	1.0	11.8	279	2,168	2,447
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
April	18.8	1.6	20.4	390	3,931	4,321
May	19.6	2.4	22.0	432	4,125	4,557
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463	3,721
September	16.5	1.4	17.9	389	3,354	3,743
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
October	18.5	1.3	19.8	838	3,562	4,400
November	9.8	.9	10.7	244	1,901	2,145
December	7.9	.7	8.6	93	1,691	1,784
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4	2.4	33.7	478	5,334	5,812
May	33.3	3.5	36.8	397	5,880	6,277
June	33.8	2.8	36.6	659	5,566	6,225
2nd Quarter	98.5	8.7	107.1	1,534	16,780	18,314
July	29.4	2.4	31.8	657	4,590(2)	5,247(2)
August	29.1	2.2	31.3	386	4,791(2)	5,177(2)
September	24.7	1.9	26.6	561	4,004(2)	4,565(2)
3rd Quarter	83.2	6.5	89.7	1,604	13,385(2)	14,989(2)
October	24.6	1.9	26.5	881	3,595	4,476
November	22.1	1.4	23.5	591	3,164	3,755
December	18.8	1.2	20.0	395	2,917	3,312
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,834	51,307

(1) Not available.

(2) Revised.

TABLE 7.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939—JANUARY, 1949.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1)	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,342	21,559	23,901
1940	8.5	59.2	67.7	1,924	20,554	22,478
1941	6.2	86.2	92.4	1,267	29,140	30,407
1942	.9	78.4	79.3	167	29,823	29,990
1943	.9	78.2	79.1	165	29,720	29,885
1944	8.8	122.4	131.2	1,545	36,725	38,270
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5	7.4	148	1,237	1,385
March	.2	6.3	6.5	30	1,257	1,287
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
April	1.4	14.2	15.6	213	2,880	3,093
May	1.1	21.0	22.0	155	4,028	4,183
June	1.5	22.1	23.6	219	4,607	4,826
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
July	.5	17.4	17.9	73	3,517	3,590
August	1.3	24.0	25.3	178	4,768	4,946
September	1.0	21.4	22.5	144	4,498	4,642
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
October	1.1	16.5	17.7	150	3,556	3,706
November	1.9	18.3	20.2	244	3,063	3,307
December	.8	12.5	13.4	106	2,119	2,225
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531
May	2.4	49.4	51.8	301	10,442	10,743
June	1.7	39.2	40.9	211	6,734	6,945
2nd Quarter	6.0	119.9	125.9	757	22,462	23,219
July	3.0	35.3	38.3	427	6,830	7,257
August	2.7	41.7	44.5	329	7,287	7,616
September	1.4	32.7	34.1	170	6,947	7,117
3rd Quarter	7.1	109.7	116.9	926	21,064	21,990
October	2.5	29.7	32.1	289	5,011	5,300
November	6.7	23.1	29.8	783	3,908	4,691
December	2.7	15.1	17.8	317	2,495	2,812
4th Quarter	11.9	67.9	79.7	1,389	11,414	12,803
Total, 1948	30.1	342.9	373.1	3,731	62,500	66,231
1949						
January	15.1	15.2	30.2	2,000	2,334	5,334

(1) Estimated (see p. 86).

TABLE 8.— CAPITAL EXPENDITURES ON NEW CONSTRUCTION AND MAJOR IMPROVEMENTS, RESIDENTIAL AND OTHER, CANADA,
1945 — 1948.⁽¹⁾

Year	New Construction and Major Improvements (Millions of Dollars)			Total
	Housing	Other		
1945	307	399		706
1946	419	595		1,014
1947	533	843		1,376
1948	682	1,090		1,772

(1) Data are preliminary (see p. 87).

SECTION 3
PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING
UNITS FINANCED, CANADA, FEBRUARY, 1945 — JANUARY, 1949.(1)

Period	Number of Loans ⁽²⁾	Number of Housing Units ⁽²⁾	Amount of Loans ⁽²⁾ (\$'000)
1945 ⁽³⁾	5,142	5,695	23,832
1946.	8,429	13,042	61,635
1947			
January.	95	167	741
February.	233	307	1,433
March.	390	414	1,940
1st Quarter.	718	888	4,114
April.	733	885	4,229
May.	1,760	1,912	9,243
June.	1,626	1,845	9,001
2nd Quarter.	4,119	4,642	22,473
July.	1,110	1,440	6,822
August.	618	732	3,426
September.	1,158	1,426	7,100
3rd Quarter.	2,886	3,598	17,348
October.	934	1,251	6,173
November.	830	1,001	4,945
December.	1,062	1,354	6,657
4th Quarter.	2,826	3,606	17,775
Sub-total.	10,549	12,734	61,709
1948			
January.	507 ⁽⁴⁾	540	2,644 ⁽⁴⁾
February.	531	628	3,006
March.	906	1,294	6,368
1st Quarter.	1,944 ⁽⁴⁾	2,462	12,018 ⁽⁴⁾
April.	1,529	1,895	9,698
May ⁽⁴⁾	1,953	2,361	12,515
June.	1,850	2,408	12,696
2nd Quarter ⁽⁴⁾	5,332	6,664	34,909
July ⁽⁴⁾	1,811	2,152	11,453
August ⁽⁴⁾	1,647	1,858	9,937
September ⁽⁴⁾	2,164	2,556	13,570
3rd Quarter ⁽⁴⁾	5,622	6,566	34,960
October ⁽⁴⁾	1,610	1,756	9,512
November.	1,243	1,693	8,796
December.	1,187	1,640	8,433
4th Quarter.	4,040	5,089	26,741
Sub-total	16,938	20,781	108,629
1949			
January ⁽⁵⁾	761	952	5,112
Total, Feb. 1, 1945 Jan. 31, 1949	41,819	53,204	260,917

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, Ottawa, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN, AND TOTAL NET LOANS, CANADA, 1947 AND 1948.

Type of Loan	Number of Loans	Number of Housing Units	Amount (\$'000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount (\$'000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i>								
Loans to home-owners	1,967	1,972	9,605	4,871	4,315	4,366	23,021	5,273
Loans to builders for sale:	5,165(1)	5,500	27,438	4,989	5,840(1)	6,434	35,654	5,541
Integrated housing	2,788	2,829	14,781	5,225	6,149	6,560	34,680	5,287
Other								
Sub-total	9,920(1)	10,301	51,824	5,031	16,304(1)	17,360	93,355	5,378
<i>Housing for Rental Purposes</i>								
Loans to individuals	620	2,224	9,073	4,079	628	3,313	14,722	4,443
Primary industries	8	159	550	3,461	2	23	62	2,678
Limited Dividend Corporations	1	50	262	5,240	4	85(2)	490(2)	5,768
Sub-total	629	2,433	9,885	4,063	634	3,421(2)	15,274(2)	4,465
Total Gross Loans	10,549	12,734	61,709	4,846	16,938	20,781(2)	108,629(2)	5,227
Cancellations, adjustments, and reinstatements	1,663	1,801	8,479	—	1,600	1,954	10,446	—
Total Net Loans	8,886	10,933	53,230	4,869	15,338	18,827	101,642	5,216(2)

(1) Includes a number of loans on duplexes, part of which may be for rent.

Includes a number of units on up to 100% of the sites and the amount of \$3.5 million for Housing Enterprises Projects.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944.⁽¹⁾

ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,
1947 AND 1948.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs			Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Average Con- struction Cost per Sq. Ft. \$
				Land \$	Con- struction \$	Other \$				
1947										
Single 1-Storey	4,521	4,541	21,019	523	5,796	103	6,422	4,629	839	6.91
Single 1½-Storey	3,652	3,653	19,511	502	6,629	120	7,251	5,341	950	—
Single 2-Storey	1,283	1,283	7,629	633	7,783	138	8,554	5,946	1,249	6.23
Semi-Detached	192	216	1,239	586	7,550	194	8,330	7,093	5,737	1,115
Duplex	279	559	2,202	236	4,925	141	5,302	4,925	3,939	852
Triplex	6	18	70	416	5,818	366	6,600	4,875	3,876	5.78
Double Duplex	191	392	1,648	282	5,577	152	6,011	5,232	4,204	5.84
Row House	307	724	2,942	5160	135	5,546	5,101	4,063	873	5.98
Apartment	109	1,139	4,637	275	5,438	340	6,053	5,175	4,071	910
Total	10,540	12,525	60,897	470	6,158	140	6,768	5,922	4,862	931
1948										
Single 1-Storey	7,785	7,793	38,914	570	6,685	124	7,379	5,966	4,993	877
Single 1½-Storey	5,099	5,102	29,829	597	7,411	154	8,162	6,982	5,847	7.62
Single 2-Storey	1,959	1,985	12,737	687	8,818	177	9,682	8,023	6,417	—
Semi-Detached	494	555	3,294	519	8,076	202	8,797	7,403	5,935	6.77
Duplex	280	560	2,559	380	6,727	163	7,270	5,880	4,569	1,067
Triplex	52	158	655	415	6,496	195	7,180	5,319	4,145	7.57
Double Duplex	512	1,079	5,060	415	6,427	204	7,046	5,945	4,690	952
Row House	553	1,143	4,948	284	5,585	151	6,020	5,443	4,329	921
Apartment	197	2,298	9,996	284	5,731	379	6,394	5,480	4,350	893
Total	16,931	20,673	107,993	524	6,926	174	7,624	6,362	5,224	961
										7.37

(1) Excluding loan approvals under Sections 9 and 9A.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946—1948.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	0	—	—	—
March	2	3	6,000	2,000
1st Quarter	3	5	9,750	1,950
April	1	1	2,000	2,000
May	2	3	5,975	1,992
June	1	3	5,000	1,667
2nd Quarter	4	7	12,975	1,854
July	0	—	—	—
August	2	2	3,400	1,700
September	0	—	—	—
3rd Quarter	2	2	3,400	1,700
October	0	—	—	—
November ⁽¹⁾	1	1	2,900	2,900
December	1	1	1,750	1,750
4th Quarter ⁽¹⁾	2	2	4,650	2,325
Sub-total ⁽¹⁾	11	16	30,775	1,923
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
July	0	—	—	1,500
August	1	2	3,000	3,000
September	1	1	3,000	3,000
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Sub-total	3	4	7,000	1,750
Total, April, 1946— December, 1948	39	68	114,090	1,678

(1) Revised. One loan cancelled during 1948.

TABLE 13.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,
DECEMBER 19, 1944–1948.

Period	Construction of Shelter Units						Financial Assistance Grants (\$'000)		
	Municipal Projects			University Projects			Total Projects		
	Number of Active Projects	Housing Units Completed	Housing Units under Construction(1)	Number of Active Projects	Housing Units Completed	Housing Units under Construction(1)	Number of Active Projects	Housing Units Completed	Housing Units under Construction(1)
1945(2)	39	1,051	360	1	0	88	40	1,051	448
1946	98	3,797	1,244	22	845	217	120	4,642	1,461
1947	51	3,100	—	12	651	—	63	3,751	—
1948	16	447	301	1	8	0	17	455	—
1st Quarter	12	221	161	2	0	105	14	221	301
2nd Quarter	4	0	75(3)	2	105	0	6	266	368
3rd Quarter	1	79	8	0	0	0	1	105	425
4th Quarter	—	—	—	—	—	—	79	75(3)	17
Sub-total	20	747	—	3	113	—	23	860	7
Total, Dec. 19, 1944–December, 1948	208	8,695	—	38	1,609	—	246	10,304	—
December, 1948	208	—	—	—	—	—	—	—	—

(1) At end of period.
 (2) Covers period December 19, 1944—December 31, 1945.
 (3) One project reduced by 124 units.

TABLE 14.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE,
CANADA, APRIL, 1941—1948.

Period	Completed Construction			Actual Expenditure (\$'000)				Total
	Projects	Housing Units	Supplementary Buildings	Housing	Supplementary Buildings	Land, Improvements and Other Outlay		
1941 ⁽²⁾	13	1,666	4	7,863	463	2,364		10,690
1942	29	7,635	74	21,721	2,794	5,914		30,429
1943	20	6,326	113	16,938	7,712	5,497		30,147
1944	3	1,591	51	4,858	2,585	1,927		9,370
1945	23	1,556	5	9,561	225	969		10,755
1946	63	6,997	9	34,314	47	2,179		36,540
1947								
1st Quarter	21	2,055	4	5,472	6	325		5,803
2nd Quarter	34	1,654	2	3,419	7	410		3,836
3rd Quarter	18	890	2	7,545	3	526		8,074
4th Quarter	15	822	1	10,265	5	632		10,902
Sub-total	88	5,421	9	26,701	21	1,893		28,615
1948								
January	1 ⁽³⁾	508	—	3,821(3)	—	198		4,019(3)
February	7	731	—	3,303(3)	2	239		3,544(3)
March	7	726	—	5,225(3)	3	355		5,583(3)
1st Quarter	15 ⁽³⁾	1,965	—	12,349(3)	5	792		13,146(3)
April	9	1,040	1	409(3)	—	68(3)		477(3)
May	10	813	2	1,937(3)	—	267		2,204(3)
June	13 ⁽³⁾	671	1	2,022(3)	—	356 ⁽³⁾		2,378(3)
2nd Quarter	32 ⁽³⁾	2,524	4	4,368(3)	—	691 ⁽³⁾		5,059(3)
July	19 ⁽³⁾	563	3	2,916(3)	—	352 ⁽³⁾		3,268(3)
August	7 ⁽³⁾	358	—	2,976 ⁽³⁾	1 ⁽³⁾	338		3,315 ⁽³⁾
September	3	436	—	5,077 ⁽³⁾	3 ⁽³⁾	482 ⁽³⁾		5,562 ⁽³⁾
3rd Quarter	29 ⁽³⁾	1,357	3	10,969 ⁽³⁾	4 ⁽³⁾	1,172 ⁽³⁾		12,145 ⁽³⁾
October	4	264	—	7,182	10	177		7,369
November	—	363	1	5,464	8	329		5,801
December	7	461	—	8,848	12	535		9,395
4th Quarter	11	1,088	1	21,494	30	1,041		22,565
Sub-total	87	6,934	8	49,180	39	3,696		52,915
Total, April, 1941—Dec., 1948 ⁽⁴⁾	326	38,126	273	171,136	13,886	24,439		209,461

(1) Operations during 1941-47 conducted by Wartime Housing Limited.

(2) Covers period April 1 to December 31.

(3) Revised (see p. 87).

(4) Number of municipalities in which projects have been completed as at December 31, 1948, total 144.

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND
HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS.
CANADA, 1945—JANUARY, 1949.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Projects	Number	
		Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—January.....	76	3,896	6
February.....	74	3,342	6
March.....	72	2,873	6
April.....	60	3,040	6
May.....	61	3,317	5
June.....	61	3,451	6
July.....	67	4,191	5
August.....	83	5,602	5
September.....	87	6,332	7
October.....	100	6,795	8
November.....	97	6,744	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	88	4,698	8
April.....	82	3,912	7
May.....	92	5,186	5
June.....	90	6,410	4
July.....	81	6,588	1
August.....	93	7,775	1
September.....	107	8,442	1
October.....	111	8,569	1
November.....	110	8,216	1
December.....	104	7,745	1
1949—January.....	97 ⁽²⁾	7,235	1

(1) Operations during 1945-46 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at January 31 total 81.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1946, 1947 AND 1948.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		1946	1947	1948
1.	Excavation.....	594	1,132	1,024
2.	Foundation.....	746	1,442	1,296
3.	Water and sewer under building.....	1,166	1,964	3,021
4.	Framing.....	1,460	2,268	2,551
5.	Doors, frames and window sash.....	1,934	3,327	3,665
6.	Chimneys.....	1,836	3,262	4,357
7.	Roofs shingled.....	2,022	3,420	3,942
8.	Plumbing roughed in.....	2,432	3,824	4,554
9.	Wiring roughed in.....	2,652	4,130	5,138
10.	Insulation.....	2,696	4,528	5,705
11.	Wall and ceiling board and taping.....	3,285	4,955	6,274
12.	Finished flooring laid.....	3,368	4,854	6,373
13.	Exterior finish, including siding and trim.....	2,569	4,268	5,205
14.	Porches.....	2,155	3,510	5,390
15.	Interior trim.....	3,792	5,583	7,118
16.	Interior painting.....	4,333	6,188	7,482
17.	Hardware.....	4,254	6,138	7,327
18.	Plumbing fixtures.....	4,393	6,220	7,278
19.	Electrical work complete.....	4,393	6,351	7,482
20.	Exterior painting.....	4,580	8,005	8,575
21.	Water and sewer to main.....	2,787	3,925	3,866
22.	Electrical services connected.....	4,529	5,973	7,529
23.	Final inspection.....	4,660	6,486	7,745

TABLE 17.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943—1948.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	2,673	17,578(1)	3,406(1) 500	1,364(1)	22,348(1) 500
2nd Quarter	—	—	107	115	222
3rd Quarter	—	—	283	11	294
4th Quarter	—	—	—	—	—
Total, 1948	—	—	890	126	1,016
Sub-total	2,673	17,578	4,296	1,490	23,364
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	12,462	25,499	3,212	27,163	55,874
2nd Quarter	462	1,104	201	1,576	2,881
3rd Quarter	950	2,622	224	1,958	4,804
4th Quarter	1,120	2,996	260	1,307	4,563
Total, 1948	3,295	8,299	940	7,395	16,634
Sub-total	15,757	33,798	4,152	34,558	72,508
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	16,589	1,498	3,855	60,902	66,255
2nd Quarter	425	6	142	1,526	1,674
3rd Quarter	555	56	167	1,987	2,210
4th Quarter	691	96	187	2,401	2,684
Total, 1948	2,439	206	653	8,768	9,627
Sub-total	19,028	1,704	4,508	69,670	75,882
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	2,544	1,283	1,979	942	4,204
2nd Quarter	147	78	151	70	299
3rd Quarter	154	104	141(1)	74	319(1)
4th Quarter	188	95	191(1)	112	398(1)
Total, 1948	108	58	87	81	226
Sub-total	597	335	570	337	1,242
Sub-total	3,141	1,618	2,549	1,279	5,446
5. All Projects, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	34,268	45,858(1)	12,452(1)	90,371(1)	148,681(1)
2nd Quarter	1,034	1,188	994	3,172	5,354
3rd Quarter	1,659	2,782	639(1)	4,134	7,555(1)
4th Quarter	1,999	3,187	921(1)	3,831	7,939(1)
Total, 1948	1,639	1,683	499	5,489	7,671
Total, September 23, 1943— December 31, 1948	6,331	8,840	3,053	16,626	28,519
	40,599	54,698	15,505	106,997	177,200

(1) Revised.

TABLE 18.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943—1948.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construction	New Construction		Total
			Housing Units Completed, Current Construction, Repairs and Other Services	Land and Existing Buildings	
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	2,669	4	20,593(1) 614	1,364(1) —	21,957(1) 614
2nd Quarter	—	—	164	115	279
3rd Quarter	—	—	44	11	55
4th Quarter	—	—	—	—	—
Total, 1948	4	—	822	126	948
Sub-total	2,673	—	21,415	1,490	22,905
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	1,425	1,686	13,737	24,668	38,405
2nd Quarter	610	1,135	2,102	1,686	3,788
3rd Quarter	283	1,350	1,412	1,193	2,605
4th Quarter	342	1,540	2,423	983	3,406
Total, 1948	1,485	—	9,099	5,913	15,012
Sub-total	2,910	—	22,836	30,581	53,417(2)
3. Full-time Farming, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	218	320	2,559	56,463	59,022
2nd Quarter	28	320	277	3,256	3,533
3rd Quarter	42	311	250	1,756	2,006
4th Quarter	47	305	528	2,136	2,664
Total, 1948	95	252	429	2,374	2,803
Sub-total	212	—	1,484	9,522	11,006
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	195(3)	240(3)	1,448	592	2,040
2nd Quarter	55(3)	237(3)	203	59	262
3rd Quarter	36(3)	271(3)	152	29	181
4th Quarter	42(3)	287(3)	529	64	593
Total, 1948	98(3)	293(3)	371	40	411
Sub-total	231(3)	—	1,255	192	1,447
5. All Projects, Sept. 23, 1943—Dec. 31, 1947 1948—1st Quarter	4,507	2,250	38,337(1)	83,087(1)	121,424(1)
2nd Quarter	697	1,692	3,196	5,001	8,197
3rd Quarter	361	1,932	1,978	3,093	5,071
4th Quarter	431	2,132	3,524	3,194	6,718
Total, 1948	433	2,202	3,962	4,465	8,427
Total, September 23, 1943— December 31, 1948	1,932	—	12,660	15,753	28,413
	6,439	—	50,997	98,840	149,837

(1) Revised (see p. 88).

(2) In addition to the amounts shown for Small Holdings, Individual Projects and for Full-Time Farming there were expenditures for mortgage loans under Section 13 of The Veterans' Land Act. For land and existing improvements these amounted to \$388,414 at the end of December, 1948, and for permanent improvements they amounted to \$178,641 at the end of December, 1948.

(3) Does not include housing units completed or under construction on Indian reservations, data for which are not presently available.

TABLE 19.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,
1947–1948.(1)

Type of Unit	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099(2)	522	522	1,043
1948	203	146	349	14	98	112	712	624	1,336	1,015	243	1,258
1st Quarter	760	20	780	39	85	124	1,433	559	1,992	1,487	226	1,713
2nd Quarter	587	7	594	67	324	391	1,953	179	2,132	3,960	167	4,127
3rd Quarter	257	1	258	243	136	379	1,967	30	1,997	4,383	—	4,383
Sub-total	1,807	174	1,981	363	643	1,006	—	—	—	10,845	636	11,481
Total, Jan., 1947— December, 1948	2,288	998	3,286	381(3)	1,081(3)	1,462(3)	—	—	—	11,367(4)	1,158	12,524(4)

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Temporary completions include 24 units in 1947 and 18 in 1948 in Labrador and 9 units in 1947 and 30 in 1948 in the Yukon and N.W.T.

(4) In addition to the amounts shown, expenditures of \$39,000 were made in 1946.

TABLE 20.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929–1948.

Period	Residential Construction								Total	
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)		
May 1, 1929—Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694		
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031		
1946	57	49	49	25	1,299	3,311	1,309	3,386		
1947										
1st Quarter	4	4	1	—	130	363	130	367		
2nd Quarter	13	17	3	2	191	513	191	532		
3rd Quarter	26	24	27	10	450	1,127	453	1,160		
4th Quarter	14	13	18	6	451	1,189	453	1,207		
Sub-total	57	58	49	18	1,222	3,191	1,227	3,267		
1948										
January	4	3	13	4	142	373	143	380		
February	1	2	3	2	64	172	64	176		
March	1	1	2	1	27	75	27	77		
1st Quarter	6	6	18	7	233	620	234	633		
April	0	—	1	—	22	56	22	56		
May	3	3	5	2	76	198	76	204		
June	7	10	17	7	197	505	200	521		
2nd Quarter	10	12	23	10	295	759	298	781		
July	12	16	18	7	242	584	244	607		
August	10	10	26	15	216	514	219	538		
September	9	12	16	6	206	523	206	541		
3rd Quarter	31	38	60	28	664	1,620	669	1,686		
October	5	8	9	5	197	519	198	531		
November	8	19	19	10	213	555	216	583		
December	2	3	16	7	211	590	213	600		
4th Quarter	15	29	44	21	621	1,664	627	1,714		
Sub-total	62	85	145	66	1,813	4,663	1,828	4,814		
Total, May, 1929-Dec., 1948	—	—	—	—	—	—	32,000	68,192		

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 21.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945—1948.

Period	Residential Construction				Other Purposes				Total	
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes					
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)		
1945(1)	232	259	246	145	3,833	2,978	4,311	3,382		
1946	375	408	351	237	12,304	9,235	13,030	9,880		
1947										
1st Quarter	89	108	56	40	3,000	2,241(2)	3,145	2,380(2)		
2nd Quarter	165	216	161	119	6,658(2)	4,741(2)	6,984(2)	5,075(2)		
3rd Quarter	84	104	141	104	7,115(2)	6,474(2)	2,340(2)	6,681		
4th Quarter	49	61	90	70	4,438(2)	3,884(2)	4,577(2)	4,015(2)		
Sub-total	387	488	448	333	21,211(2)	17,340(2)	22,046(2)	18,160(2)		
1948										
January	12	21	22	17	1,152(2)	1,083	1,186(2)	1,122(2)		
February	17	26(2)	13(2)	13(2)	1,101(2)	1,027(2)	1,131(2)	1,065(2)		
March	27	30	21	14	1,894	1,678	1,942	1,722		
1st Quarter	56	77(2)	56(2)	44(2)	4,147(2)	3,788(2)	4,259(2)	3,908(2)		
April	27	40	45(2)	43(2)	2,903(2)	2,447(2)	2,975(2)	2,530		
May	33	44	40(2)	34(2)	3,468(2)	2,950(2)	3,541(2)	3,029(2)		
June	46	50(2)	72(2)	72(2)	2,825(2)	2,647(2)	2,943(2)	2,770(2)		
2nd Quarter	106(2)	134(2)	157(2)	150(2)	9,196(2)	8,044(2)	9,459(2)	8,329(2)		
July	41	55	48	43	3,225	3,252	3,314	3,350		
August	29	40	51	40	4,033	4,483(2)	4,113	4,564		
September	10	12	40	34	2,323	2,556	2,373	2,602		
3rd Quarter	80	108	139	116(2)	9,581	10,292(2)	9,800	10,516		
October	30	48	69	48	2,836	2,722	2,935	2,818		
November	39	53	56	38	2,356	2,165	2,451	2,255		
December	17	29	47	38	1,463	1,438	1,527	1,504		
4th Quarter	86	129	172	124	6,655	6,325	6,913	6,578		
Sub-total	328	448	524	434	29,579	28,449	30,431	29,331		
Total										
March, 1945—December, 1948	1,322	1,603	1,569	1,149	66,927	58,002	69,818	60,753		

(1) Covers period March 1—December 31.

(2) Revised.

TABLE 22.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947–1948.

As at End of Month	Units in New Structures						Home Conversion Plan						All Units						
	Single Units			Multiple Units			Total			Number of Units			Per cent Vacant		Number of Units			Per cent Vacant	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	26,909	.7	2,081	—	28,990	.6	30,214	.5	30,896	.5	33,270	.5	
1947																			
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6	30,214	.5	30,896	.5	33,270	.5			
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5	30,896	.5	33,270	.5	33,270	.5			
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,214	.5	30,896	.5	33,270	.5	33,270	.5			
December	30,392	.6	799	.1	31,191	.6	2,079	—	30,214	.5	30,896	.5	33,270	.5	33,270	.5			
1948																			
January	30,551	.4	1,032	.3	31,583	.4	2,079	—	33,662	.4	33,662	.4	34,238	.4	34,238	.4	34,238	.4	
February	31,056	.5	1,117	—	32,173	.5	2,065	—	34,803	.4	34,803	.4	35,150	.6	35,150	.6	35,150	.6	
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4	34,803	.4	35,894	.7	35,894	.7	35,894	.7	
April	31,945	.7	1,140	—	33,085	.7	2,039	—	35,894	.7	35,894	.7	36,415	.7	36,415	.7	36,415	.7	
May	32,713	.8	1,142	—	33,855	.7	2,039	—	36,415	.7	36,415	.7	36,921	.4	36,921	.4	36,921	.4	
June	33,260	.8	1,142	—	34,402	.7	2,013	—	37,174	.4	37,174	.4	37,113	.5	37,113	.5	37,113	.5	
July	33,774	.4	1,142	—	34,916	.4	2,005	—	37,113	.5	37,113	.5	36,910	.3	36,910	.3	36,910	.3	
August	34,041	.5	1,142	—	35,183	.4	1,991	—	37,248	.2	37,248	.2	37,115	.3	37,115	.3	37,115	.3	
September	33,731	.4	1,392	—	35,123	.4	1,990	—	37,115	.3	37,115	.3	36,910	.3	36,910	.3	36,910	.3	
October	33,676	.4	1,310	—	34,986	.4	1,924	—	37,115	.3	37,115	.3	36,910	.3	36,910	.3	36,910	.3	
November	34,045	.3	1,336	—	35,381	.3	1,867	—	37,115	.2	37,115	.2	36,910	.2	36,910	.2	36,910	.2	
December	33,900	.3	1,388	—	35,288	.1	1,827	—	37,115	.1	37,115	.1	36,910	.1	36,910	.1	36,910	.1	

TABLE 23.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,
JUNE, 1947—1948.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost (\$000)	Average Estimated Costs Per Housing Unit				Average			
				Land	Construction	Equipment and Other	Total	Floor Area per Housing Unit Sq. Ft.	Construction Costs per Sq. Ft.	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
1947(1)	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948											
January	11	79	473	500	5,175	316	5,991	917	5.64	4.5	69.04
February	—	—	—	—	—	—	—	—	—	—	—
March	2	12	85	175	6,617	291	7,083	953	6.94	5.1	61.67
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
April	8	103	765	182	6,918	322	7,422	997	6.94	4.8	47.05
May	3	23	196	287	7,888	326	8,501	993	7.94	4.9	38.50
June	2	18	258	275	8,918	731	9,924	1,179	7.84	4.9	63.17
2nd Quarter	13	144	1,218	214	7,407	392	8,013	1,019	7.16	4.8	47.70
July	1	8	59	162	6,660	559	7,381	885	7.53	4.0	70.00
August	1	5	21	100	4,000	—	4,100	856	4.67	4.2	54.00
September	3	29	162	176	5,136	290	5,602	1,136	4.52	4.4	69.40
3rd Quarter	5	42	242	164	5,291	307	5,762	1,055	5.02	4.3	67.68
October	1	22	160	418	6,500	355	7,273	1,024	6.35	4.0	70.00
November	4	36	289	254	7,424	363	8,041	1,058	7.02	5.0	82.22
December	4	70	443	171	5,691	463	6,325	883	4.45	4.3	66.96
4th Quarter	9	128	892	237	6,317	416	6,970	956	6.61	4.6	71.78
Total, 1948	40	405	2,910	270	6,404	373	7,047	981	6.44	4.6	61.96
Total, June, 1947											
December, 1948	68	775	5,453	—	—	—	—	—	—	—	—

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(1) Covers period June to December.

TABLE 24.— NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—JANUARY, 1949.

Period	Veterans' Land Act, 1942	Veterans' Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B. 1048	Rental Housing Projects	Armed(1) Service Married Quarters	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945(2)	2,657	6,923	—	—	—	—	—	1,000	238	—	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947	1,213	7,282	17	5,748	9,132	542	812	1,496	1,220	2,447	29,909
1948	39	120	—	211	169	19	105	60(3)	140	—	863(3)
January	31	195	—	280	189	27	245	100	—	—	1,067
February	48	205	—	689	145	18	19	203	138(3)	—	1,465(3)
March	118	520	—	1,180	503	64	369	363(3)	278(3)	—	3,395(3)
1st Quarter											
April	71	956	—	814	226	117	235	50	124	—	2,593
May	85	1,176	—	1,029	274	73	212	—	—	139	2,988
June	126	1,433	—	811	350	32	—	—	—	139	2,752
2nd Quarter	282	3,565	—	2,654	850	222	447	50	124	—	8,333
July	156	1,195	—	541	246	130(3)	61	150	204(3)	—	2,683(3)
August	187	1,592	—	414	358	78	344	—	—	—	2,973
September	137	933	—	659	367	301	350	3	66	—	2,816
3rd Quarter	480	3,720	—	1,614	971	509(3)	755	153	270(3)	—	8,412
October	169	309	—	471	373	364	275	1	40	220	2,222
November	115	207	—	173	337	369	104	17	—	—	1,322
December	62	—	—	228	186	151	50	—	16	56	693
4th Quarter	346	516	—	872	896	884	429	18	—	220	4,237
Sub-total	1,226	8,321	—	6,320	3,220	1,679	2,000	584	728	359	24,437
1949											
January	38	220	—	447	126	676	—	6	—	—	1,513
Total, Aug., 23 1945											
January, 1949	6,837	27,956	3,332	15,753	19,694	2,897	2,812	4,121	3,431	5,632	92,465

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.

(2) Covers period August 23—December 31.

(3) Revised in accordance with year end review.

SECTION 4
REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

TABLE 25.—Gross Mortgage Loans on Real Estate Approved by Lending Institutions,
By Type of Loan, Canada, 1947—1948.

Period	Non-Farm — Residential Real Estate			Non-Farm — Other Real Estate			Farms			Total	
	New Construction			Existing Property			New Construction			Existing Property	
	Number of Loans	Amount of Housing Units	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1947	19,603	25,582(1)	106,143	20,688	—	31,866	82,176	1,054	27,253	1,480	35,882
1948											
January	1,295	1,572	6,791	1,251	2,319	5,516	77	2,234	129	2,347	95
February	1,253(2)	1,775(2)	7,396(2)	1,533(2)	2,596(2)	6,446(2)	92	4,345	155	4,470	90
March	1,550(2)	2,121(2)	9,612(2)	1,737(2)	2,587(2)	6,642(2)	93	3,321	173	4,619	104
1st Quarter	4,098(2)	5,468(2)	23,710(2)	4,521(2)	7,302(2)	18,204(2)	262	9,900	457	11,436	289
April	2,473(2)	3,353(2)	15,800(2)	2,182(2)	3,534(2)	8,973(2)	101(2)	3,182(2)	219(2)	3,410(2)	199
May	2,381(2)	2,886(2)	13,720(2)	2,311(2)	3,720(2)	9,885(2)	101	3,596	189(2)	5,901(2)	191
June	3,154	4,103	19,256	2,235(2)	3,494(2)	8,907(2)	110	3,085	167(2)	3,882(2)	177
2nd Quarter	8,008(2)	10,342(2)	48,776(2)	6,728(2)	10,748(2)	27,765(2)	312(2)	9,863(2)	575(2)	15,194(2)	567
July	2,992(2)	3,522(2)	16,952(2)	2,037(2)	2,904(2)	7,676(2)	105(2)	3,665(2)	129(2)	2,722(2)	90
August	2,854(2)	3,432(2)	15,743(2)	1,967(2)	2,960(2)	7,578(2)	87(2)	1,955(2)	114(2)	2,681(2)	99
September	3,127(2)	3,730(2)	18,258(2)	2,079(2)	3,316(2)	8,547(2)	101(2)	2,000(2)	123(2)	2,457(2)	106
3rd Quarter	8,973(2)	10,684(2)	50,954(2)	6,083(2)	9,180(2)	23,800(2)	293(2)	7,620(2)	366(2)	7,860(2)	295
October	2,668	3,207	14,448	1,926	2,706	7,557	80	2,620	140	3,226	120
November	2,642	3,472	16,468	2,933	5,759	94	1,942	134	2,503	205	909
December	2,207	2,207	14,177	1,842	7,098	81	1,606	125	2,322	117	489
4th Quarter	7,517	9,643	45,094	3,392	2,446	22,233	255	0,168	399	8,052	442
Total 1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593
											6,675
											55,600
											343,304

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 26 because in two instances one loan covered several single dwellings (see footnotes 1, page 50, and 3, page 51, of Table 26).

(2) Revised.

TABLE 26.—GROSS MORTGAGE LOANS APPROVED ON NEW NONFARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947–1948.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)
1947	14,336(1)	67,657	1,298	6,052	20,443	846	2,907	—	—	—	—	—	—	—	—	—	—	—
1948	960	4,482	91	314	1,067	85	393	6	14	21	120	488	20	58	153	—	—	—
January	829	3,721	169	560	2,278	91(2)	380(2)	9	72	193	107	344	16	49	147	—	—	—
February	1,182	5,942	145	624	2,350	46(2)	146(2)	8	25	58	131	617	17	55	95	—	—	—
March	2,971	14,145	405	1,498	5,695	222(2)	920(2)	23	111	272	358	1,448	53	162	394	—	—	—
1st Quarter	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
April	1,736	9,200	251	979	3,858	165(2)	937(2)	16	49	115	232	1,075	40	120	305	—	—	—
May	1,779	9,199	142	467	1,825	127(2)	641(2)	8	51	58	246	1,249	36	121	351	—	—	—
June	2,320	12,214	264	1,046	4,278	172	738	9	21	47	257	932	40	143	369	—	—	—
2nd Quarter	5,835	30,613	657	2,492	9,962	464(2)	2,316(2)	33	121	220	735	3,256	116	384	1,025	—	—	—
July	2,208(2)	11,578(2)	181(2)	586(2)	2,438(2)	162(2)	751(2)	4	11	25	323	1,378	50	127	348	—	—	—
August	2,199(2)	11,404(2)	139	594	2,117	166(2)	675(2)	14	39	112	270	991	34	112	222	—	—	—
September	2,358(2)	12,433(2)	180(2)	695(2)	2,909(2)	158(2)	904(2)	6	16	44	339	1,303	27	70	163	—	—	—
3rd Quarter	6,765(2)	35,415(2)	500(2)	1,875(2)	7,464(2)	486(2)	2,330(2)	24	66	181	932	3,672	111	309	733	—	—	—
October	1,864	9,577	148	555	2,132	177	840	9	27	87	402	1,281	24	94	191	—	—	—
November	1,824	9,831	136	844	3,236	127	589	3	8	13	392	1,768	31	109	245	—	—	—
December	1,506	8,221	240	827	3,640	88	418	14	52	103	265	1,139	37	121	268	—	—	—
4th Quarter	5,194	27,629	524	2,226	9,008	392	1,847	26	87	203	1,059	4,188	92	324	704	—	—	—
Total	1948	20,765	107,802	2,086	8,091	32,129	1,504	7,412	1,06	385	876	3,084	12,564	372	1,179	2,857	—	—

(1) Includes one loan approved for 2 single units and one for 21 single units.
 Revised.

TABLE 26. Gross Mortgage Loans Approved on New Non-Farm Housing Construction, by Type of Lending Institution,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—1948.—Continued.

Period	Fraternal Societies ⁽¹⁾				Fire Insurance Companies				All Lending Institutions ⁽²⁾			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)
1947	107	519	134	1,242	2	30	13	33	137	17,753 ⁽³⁾	80,776	1,850
1948	4	15	9	173	—	—	—	—	—	1,169	5,377	126
January	4	15	9	173	17	2	2	8	43	1,040(4)	4,516(4)	403
February	13	71	46	130	43	—	—	8	55	1,366(4)	6,756(4)	213
March	7	51	13	299	106	602	—	16	98	3,575(4)	16,649(4)	184
1st Quarter	24	136	39	—	—	—	3	—	—	523	1,893	755
April	10	48	20	56	229	—	—	3	6	2,143(4)	11,260(4)	330
May	20	105	22	72	275	—	—	1	3	2,172(4)	11,194(4)	209
June	55	327	36	83	327	—	—	1	6	2,804	14,212	714
2nd Quarter	85	480	78	211	831	—	—	5	15	73	36,665(4)	350
July	50	264	13	53	167	—	—	1	2	2,743(4)	13,971(4)	249(4)
August	15	77	17	37	144	—	—	—	—	2,650(4)	13,147(4)	779(4)
September	40	242	19	54	261	—	—	—	—	2,895(4)	14,881(4)	204
3rd Quarter	105	583	49	144	572	—	—	1	2	8,288(4)	41,999(4)	782
October	17	87	26	63	243	—	—	1	8	2,460	11,785	747
November	98	559	26	55	181	3	23	2	10	2,444	12,769	208
December	33	189	24	72	199	—	—	—	24	1,892	9,968	198
4th Quarter	148	835	76	190	623	3	23	3	20	34	6,796	34,522
Total, 1948	362	2,034	242	651	2,628	3	23	12	53	209	25,778	129,835
												2,818
												10,359
												38,699

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 25.

(3) Includes one loan approved for 2 single units and one for 21 single units.

(4) Revised

TABLE 27.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY
CHARTERED BANKS, CANADA, 1939–1948.
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8
1948	103.6	265.2	341.8	1,390.1	2,100.7	4.9

SECTION 5
BUILDING MATERIALS

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939—1948.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Insulating Board	Building Brick ⁽³⁾	Flue Linings ⁽⁴⁾	Vitrified Sewer Pipe ⁽⁴⁾	Structural Tile ⁽³⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1939	3,976.9	—	98.1	165.0	—	—	86.1
1940	4,629.1	—	130.8	191.2	—	—	105.1
1941	4,941.1	—	169.4	208.9	—	—	117.5
1942	4,935.1	—	154.7	169.3	—	—	109.9
1943	4,363.6	—	159.4	138.7	—	—	84.5
1944	4,512.2	—	153.8	154.8	—	—	87.8
1945	4,514.2	—	164.7	190.9	—	—	90.2 ⁽⁵⁾
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4 ⁽⁵⁾
1947							
1st Quarter	1,128.5	11,449	45.4	54.0	270.2	790.9	28.7
2nd Quarter	1,393.1	12,223	50.4	73.4	253.8	944.9	39.8
3rd Quarter	1,811.4	13,188	54.2	85.4	214.6	1,131.0	40.1
4th Quarter	1,012.9	14,266	53.2	79.4	286.4	1,092.4	41.6
Total, 1947	5,345.9	51,126	203.1	292.2	1,025.0	3,959.1	150.2
1948							
January	341.2	5,046 ⁽⁵⁾	16.8	18.2	73.9	306.7	12.3
February	380.3	5,043 ⁽⁵⁾	15.3	19.1	95.5	369.8	8.4
March	409.7	5,494 ⁽⁵⁾	17.8	19.9	130.8	495.2	9.7
1st Quarter	1,131.2	15,583 ⁽⁵⁾	49.9	57.2	300.2	1,171.7	30.4
April	353.3	5,608 ⁽⁵⁾	18.0	22.7	98.2	312.1	11.1
May	504.7	5,123 ⁽⁵⁾	18.4	25.1	78.1 ⁽⁵⁾	452.1	13.2
June	603.2	5,226 ⁽⁵⁾	18.0	30.7	98.3 ⁽⁵⁾	407.7	16.3
2nd Quarter	1,461.2	15,957 ⁽⁵⁾	54.4	78.5	274.6 ⁽⁵⁾	1,171.9	40.6
July	619.2	5,160 ⁽⁵⁾	19.1	31.9	106.9	464.5	14.9
August	586.5	5,682 ⁽⁵⁾	19.4	30.2	117.1	391.4	14.6
September	525.4	5,715 ⁽⁴⁾	18.7	30.8	101.9 ⁽⁵⁾	439.5	14.9
3rd Quarter	1,731.1	16,557 ⁽⁵⁾	57.2	92.9	325.9 ⁽⁵⁾	1,295.4	44.4
October	413.1	5,877	19.1	31.0	87.0	475.8	13.9
November	292.2	6,060	19.1	30.9	116.1	483.7	14.8
December	297.1	5,973	21.1	26.2	93.8	468.2	13.2
4th Quarter	1,002.4	17,910	59.3	88.1	296.9	1,427.7	41.9
Total, 1948	5,325.9	66,007	220.7	316.7	1,197.6	5,066.7	157.3

(1) Data for 1948 are estimated.

(2) Data for the period 1939-1945 are not available (see p. 90).

(3) Data for the period 1939-1944 are factory sales. Data on production of building brick for the period 1945-1948 are estimated (see p. 90).

(4) Data for the period 1939-1945 are not available.

(5) Revised.

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939—1948.—Continued.
(In Units Specified)

Period	Iron and Steel Products					Rock Wool ⁽³⁾	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe, Tubes and Fittings ⁽¹⁾	Structural Steel ⁽²⁾	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1939	16.5	33.1	90.5	—	66.5	9.1	1.8
1940	23.7	39.4	128.0	—	73.3	20.3	1.9
1941	26.4	48.2	158.1	—	82.6	32.8	2.0
1942	20.7	50.0	138.6	136.3	74.4	44.7	2.7
1943	14.2	27.8	112.2	104.5	73.6	41.1	3.9
1944	15.3	28.0	128.3	122.0	64.9	35.1	4.5
1945	20.8	45.9	141.4	150.2	70.0	33.8 ⁽⁴⁾	5.3 ⁽⁴⁾
1946	25.3	65.2	123.1	115.5	58.8 ⁽⁴⁾	54.8	10.1
1947							
1st Quarter	8.1	19.4	30.7	42.9	18.8	21.1	2.3
2nd Quarter	8.2	19.4	32.9	41.5	19.5	21.1	2.0
3rd Quarter	7.2	17.0	27.9	31.9	18.3	18.2	2.4
4th Quarter	9.1	21.9	28.7	44.9	20.7	22.4	3.2
Total, 1947	32.6	77.7	120.2	161.2	77.4	82.8	9.9
1948							
January	3.2	7.7	13.8	16.9	6.9	5.9	.9
February	3.3	7.8	12.0	14.9	5.7	4.9	.8
March	3.5	8.2	12.9	14.8	7.2	4.4	.8
1st Quarter	10.1 ⁽⁴⁾	23.7	38.7	46.7	19.7 ⁽⁴⁾	15.3 ⁽⁴⁾	2.5
April	3.7	8.0	12.3	15.7	7.2	6.0	.7
May	3.4	7.0	8.9	10.3	6.6	6.0	1.0
June	3.5	7.1	10.3	17.4	8.0	6.0	1.0
2nd Quarter	10.6	22.1	31.5	43.4	21.7 ⁽⁴⁾	18.0	2.7
July	2.8	5.3	6.7	10.7	6.5	5.9	.8
August	3.7	7.8	9.9	11.7	7.7	8.4	.9
September	4.3	8.9	13.6	20.3	7.8	9.5	1.1
3rd Quarter	10.8	22.0	30.2	42.7	21.9 ⁽⁴⁾	23.8	2.8
October	4.2	8.6	9.9	15.4	8.0	12.8	1.3
November	4.9	8.1	12.6	12.8	7.3	11.0	1.4
December	4.8	8.5	10.6	11.9	7.1	12.6	1.3
4th Quarter	13.9	25.2	33.1	40.1	22.4	36.4	4.0
Total, 1948	45.5	93.1	133.5	172.9	85.7	93.5	12.0

(1) Data for the period 1939–1944 excludes tubes.

(2) Data for the period 1939–1941 are not available (see p. 90).

(3) Data for the period 1939–1942 are factory sales.

(4) Revised.

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939–1948.—Continued.
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices ⁽¹⁾			
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1939	5.7	—	—	—	—	—	—
1940	6.9	—	—	—	—	—	—
1941	8.5	—	—	—	—	—	—
1942	8.6	—	—	—	—	—	—
1943	8.0	—	—	—	—	—	—
1944	7.6	—	—	—	—	—	—
1945	7.8	—	—	—	—	—	—
1946	10.7	31.7	87.0	1,808.7	1,392.8	1,272.3	45.4
1947							
1st Quarter	2.5	3.7	22.5	495.1	375.6	1,159.9	17.3
2nd Quarter	2.9	5.8	29.8	680.5	595.8	1,348.1	17.4
3rd Quarter	3.4	9.2	38.4	489.0	549.7	1,461.6	16.4
4th Quarter	3.4	8.8	33.2	679.9	600.0	1,824.9	16.0
Total, 1947	12.2	27.5	124.0 ⁽²⁾	2,344.6	2,121.2	5,794.5	67.0
1948							
January	1.0	2.1	9.7	174.2	150.4	725.7	6.2
February	1.0	2.0	10.2	271.8	200.2	673.2	6.2
March	1.1	2.4	12.9	347.1	208.4	867.9	7.3
1st Quarter	3.1	6.5	32.8	793.0	559.0	2,266.7	19.8
April	1.0	3.3	12.1	224.3	191.8	866.7	7.4
May	1.1	3.8	14.4	242.0	208.4	737.2	7.2
June	1.2	4.2	15.4	249.7 ⁽²⁾	202.3	714.0	8.8
2nd Quarter	3.4	11.2 ⁽²⁾	41.9	716.0 ⁽²⁾	602.5	2,317.9	23.4
July	1.2	4.3	16.2	127.3	87.5	620.4 ⁽²⁾	3.7
August	1.3	4.2	17.3	180.0	117.8	742.9 ⁽²⁾	5.6
September	1.2	3.9	17.9	227.1 ⁽²⁾	234.0	987.4 ⁽²⁾	6.1
3rd Quarter	3.8 ⁽²⁾	12.3 ⁽²⁾	51.4	534.5 ⁽²⁾	439.3	2,350.7 ⁽²⁾	15.4
October	1.4	4.0	13.5	179.4	201.7	857.5	6.0
November	1.3	4.2	11.3	220.6	183.9	621.5	7.7
December	1.1	3.3	8.4	183.9	215.9	776.0	8.8
4th Quarter	3.7	11.4	33.2	584.0	601.5	2,255.1	22.6
Total, 1948	14.0	41.4	159.3	2,627.5	2,202.4	9,190.4	81.1

(1) Data for the period 1939–1945 are not available. Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Revised.

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939—1948.—Continued.
(In Units Specified)

Period	Gypsum Products			Builders'(2) Hardware (\$000)	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath(1)	Gypsum Plaster(2)		Bath Tubs(3)	Sinks(4)	Wash Basins(4)
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1939	78.1	—	69.9	2,541.9	42.4	—	—
1940	114.5	—	69.9	2,691.8	48.7	—	—
1941	154.8	—	80.2	4,281.6	65.3	—	—
1942	164.4	—	51.5	3,778.7	67.0	—	—
1943	192.2	—	39.9	3,809.6	31.6	—	—
1944	179.2	—	65.6	3,996.4	48.9	—	—
1945	134.0	59.9	67.1	4,328.5	56.3	—	—
1946	203.4	74.9	97.3	5,596.8	57.9	103.7	78.6
1947							
1st Quarter	50.5	24.2(5)	26.0(5)	1,594.7	18.5	32.1	22.9
2nd Quarter	52.4(5)	30.5(5)	29.9(5)	1,966.0	21.8	32.8	23.1
3rd Quarter	51.3(5)	25.4(5)	31.2(5)	1,501.7	19.7	21.9	19.5
4th Quarter	59.5(5)	31.0(5)	32.6(5)	1,631.7	21.1	33.8	26.3
Total, 1947	213.7(5)	111.1(5)	119.7(5)	6,694.1	81.1	120.7	91.7
1948							
January	18.8	10.7	9.1	569.9	7.7	10.7(5)	8.8
February	21.4	9.0	9.1	637.5	9.1	11.8(5)	7.9
March	21.5	10.6	10.9	734.4	9.6	13.0(5)	9.4
1st Quarter	61.7	30.3	29.1	1,941.8	26.4	35.5(5)	26.1
April	21.9	12.0	11.2	730.5	10.3	13.6(5)	9.2
May	19.2	15.6	12.5	675.9	7.9	11.1(5)	7.7
June	15.2	11.2	11.0	761.9	7.8	12.2(5)	10.0
2nd Quarter	56.3	38.8	34.7	2,168.3	26.0	36.9(5)	26.9
July	19.7	11.1	12.7	654.2	7.3	8.6(5)	8.3
August	18.2	16.1	13.1	536.9	6.1	7.7(5)	6.2
September	20.2	13.7	14.1	684.2	8.5	13.1(5)	9.6
3rd Quarter	58.1	40.9	39.9	1,875.3	21.9	29.4(5)	24.1
October	21.5	14.5	15.6	756.5	8.7	12.5	9.0
November	19.4	16.0	13.2	772.3	10.5	13.6	11.0
December	21.4	13.4	10.2	678.3	8.5	11.8	12.4
4th Quarter	62.4	43.9	39.0	2,207.1	27.7	37.8	32.5
Total, 1948	238.5	153.9	142.7	8,192.5	102.1	139.6	109.6

(1) Production data for the period 1939–1944 are not available.

(2) Data for 1948 are estimated (see p. 91).

(3) Data for the period 1939–1945 are estimated (see p. 91).

(4) Data for the period 1939–1945 are not available.

(5) Revised.

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939–1948.—Continued.
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters ⁽¹⁾	Asphalt ⁽²⁾ Shingles	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1939	25.1	14.5	4,982.6	96.8	23.0	524.1	1,329.5
1940	29.8 ⁽³⁾	10.9	5,758.3	98.6	24.8	613.2	1,790.3
1941	31.1 ⁽³⁾	13.0	6,417.1	87.2	36.5	794.7	1,991.1
1942	27.1	10.2	6,568.9	56.1	22.0	689.9	1,956.2
1943	23.5	10.7	6,740.9	85.9	11.5	862.0	2,098.0
1944	25.8	11.7	6,983.9	85.2	16.1	1,106.6	2,227.5
1945	35.2	14.3	7,179.1	128.8	57.2	1,432.2	2,386.7
1946	46.6	15.5	8,006.9	138.4	76.6	1,982.6	3,030.1
1947							
1st Quarter	13.0	4.3	2,347.4	40.1	25.4 ⁽³⁾	505.8	932.8
2nd Quarter	13.6 ⁽³⁾	4.0	2,275.6	42.3	30.8 ⁽³⁾	557.7	889.6
3rd Quarter	11.6 ⁽³⁾	3.6	1,939.2	35.1	29.8 ⁽³⁾	516.0	743.3
4th Quarter	16.2 ⁽³⁾	4.7	2,432.5	46.2	31.5 ⁽³⁾	506.0	846.6
Total, 1947	54.4 ⁽³⁾	16.7	8,994.8	163.7	117.5 ⁽³⁾	2,085.6	3,412.4
1948							
January	4.5	1.7	787.1	20.7	9.5 ⁽³⁾	164.6	224.5
February	4.0 ⁽³⁾	1.5	774.8	15.0	10.1 ⁽³⁾	165.5	230.8
March	3.8 ⁽³⁾	1.5	841.3	18.1	10.8 ⁽³⁾	171.6	275.6
1st Quarter	12.3 ⁽³⁾	4.7	2,403.2	53.7 ⁽³⁾	30.5 ⁽³⁾	501.7	730.9
April	4.2	1.4	857.0	17.1	9.2 ⁽³⁾	164.1	197.7
May	3.9	1.1	616.9	13.3	9.9 ⁽³⁾	178.6	156.2
June	3.9	1.6	685.2	18.0	13.1 ⁽³⁾	175.4	168.9
2nd Quarter	12.0	4.1	2,159.1	48.3 ⁽³⁾	32.2 ⁽³⁾	518.1	522.8
July	2.7	.9	457.3	8.8	9.1 ⁽³⁾	173.7	160.7
August	4.5	1.5	571.9	13.9	11.0 ⁽³⁾	199.5	176.7
September	4.8	1.7	736.4	13.7	8.4 ⁽³⁾	199.4	239.9
3rd Quarter	12.0	4.1	1,765.6	36.4	28.5 ⁽³⁾	572.6	577.3
October	7.1	1.6	751.5	15.3	10.1	197.6	271.7
November	6.5	8.0	793.6	15.7	15.1	154.7	209.7
December	6.2	1.7	712.7	11.2	8.9	99.1	146.0
4th Quarter	19.9	5.4	2,257.8	42.2	34.1	451.4	627.5
Total, 1948	56.3	18.2	8,585.7	180.6	125.3	2,043.8	2,458.5

(1) Data for 1947 estimated (see p. 91).

(2) Includes siding.

(3) Revised.

TABLE 29.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—1948.
(In Units Specified)

Period	Cement			Building Brick			Flue Linings			Cast-Iron Pipe and Fittings			Soil Pipe, Tubes and Fittings			Steel Pipe, Tubes and Fittings			Wire Nails and Spikes			
	Sales	Stocks at End of Month	Millions of Barrels of 350 lbs.	Sales	Stocks at End of Month	Millions of Bricks	Sales	Stocks at End of Month	Thousands of Feet	Sales	Stocks at End of Month	Thousands of Tons	Sales	Stocks at End of Month	Thousands of Tons	Sales	Stocks at End of Month	Thousands of Tons	Sales	Stocks at End of Month	Thousands of Tons	
1947																						
January	.4	.9	18.7	17.0	97.1	19.7	1.7	1.2		11.3	12.7	6.1										
February	.4	1.2	16.9	16.7	70.1	27.5	2.3	1.6		12.5	11.5	6.1										
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6		12.9	7.5	6.6										
April	1.1	1.2	19.1	15.4	70.4	26.9	2.8	1.6		11.2	10.4	6.9										
May	1.3	.8	23.2	16.3	88.4	26.0	2.9	1.5		12.0	8.6	6.4										
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5		10.5	7.5	7.7										
July	1.3	.4	29.5	22.0	64.5	15.8	2.2	1.4		10.1	6.9	6.2										
August	1.2	.4	25.1	23.1	79.7	23.1	1.5	1.5		8.4	6.0	5.4										
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5		9.8	7.4	6.0										
October	1.3	.2	29.1	21.9	104.4	12.5	3.0	1.7		11.9	6.4	8.2										
November	1.0	.2	24.2	22.0	79.2	15.9	2.6	1.4		10.8	6.5	6.5										
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6		8.6	3.8	4.4										
1948																						
January	.5	1.2	16.6	21.4	75.9	24.2	1.5	1.5		9.3	8.7	7.3										
February	.6	1.6	17.2	22.6	90.0	29.7	3.2	1.2		10.8	10.1	6.5										
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7		11.7	10.4	8.0										
April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9		13.1	9.5	5.2										
May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8		10.2	7.9	8.2										
June	1.5	1.1	28.3	19.8	97.2	23.8	3.4	1.9		9.1	9.2	8.8										
July	1.4	.7	29.4	21.3	116.0	14.7	3.3	1.6		8.0	7.3	7.1										
August	1.4	.6	28.3	22.3	115.1	16.0	3.6	1.7		8.6	8.8	6.8										
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8		11.3	10.2	8.1										
October	1.4	.4	39.3	20.7	89.4	10.5	4.0	2.0		12.3	7.8	8.1										
November	1.3	.3	30.0	19.4	115.8	10.7	4.6	2.3		11.6	8.8	5.2										
December	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9		11.9	7.5	3.4										

TABLE 29.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947–1948.—Continued.
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Battts	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947	5.8	1.3	11.8	5.1	17.1	1.5	7.5	.7	8.9	.6	7.1	.5
	6.8	1.3	8.8	5.3	14.8	1.9	8.0	.8	9.7	.6	6.9	.4
	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
	7.4	1.8	11.1	4.3	18.0	2.1	9.3	.6	9.7	.5	7.4	.4
	7.6	1.3	12.0	3.5	18.7	1.6	11.4	.8	12.7	.6	7.0	.6
	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
	5.2	2.2	5.7	6.8	16.2	1.6	6.7	1.2	10.5	.6	5.5	.5
	7.0	2.1	7.2	3.0	17.6	2.2	8.9	.5	12.4	.5	5.9	.5
	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
	7.6	2.1	9.6	4.6	20.0	1.4	11.2	.6	12.5	.5	6.7	.5
	6.5	2.0	12.7	4.4	20.5	1.7	10.5	1.0	13.7	.8	7.6	.4
	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948	7.5	1.1	11.5	4.9	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
	9.1	1.0	11.0	5.6	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
	9.4	1.3	12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
	10.0	1.2	13.3	7.0	21.5	2.1	12.1	.6	12.5	.7	5.9	.7
	7.9	1.3	11.9	6.2	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
	7.5	1.5	12.2	6.7	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
	7.1	1.7	10.0	6.4	19.5	1.5	11.5	.4	14.5	.7	6.0	.5
	6.4	1.2	8.5	5.3	18.4	1.3	15.2	1.3	14.6	.7	8.4	.4
	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
	8.5	1.7	12.8	6.7	21.9	1.7	14.0	1.3	17.4	1.2	12.5	.9
	10.3	1.7	13.6	6.9	19.9	1.2	15.4	1.9	15.2	1.0	11.2	.8
	9.5	.6	14.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6

TABLE 29.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947–1948.—Continued.
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9	0(1)	12.6	.1	5.3	.5
February	167.6	13.6	234.1	47.7	5.4	.7	1.5	0(1)	15.0	0(1)	4.7	1.0
March	157.4	20.9	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
April	197.9	15.2	365.0	19.6	5.6	.2	1.4	0(1)	14.9	0(1)	4.9	.5
May	235.4	27.2	408.7	19.8	6.5	.4	1.4	0(1)	13.2	.3	6.8	1.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
July	156.7	13.6	422.6	21.6	5.0	.4	.9	0(1)	11.0	0(1)	8.4	2.3
August	143.2	29.2	343.8	34.6	4.6	.3	1.3	0(1)	9.6	.2	5.5	2.0
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
October	244.1	31.3	502.2	53.3	5.2	.4	1.5	0(1)	17.9	0(1)	9.5	2.1
November	243.8	11.0	482.8	25.8	5.2	.3	1.6	0(1)	14.3	.2	4.4	3.4
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	0(1)	18.2	0(1)	5.1	7.6
April	269.1	30.5	804.4	143.5	5.7	2.5	1.3	0(1)	16.9	.3	6.6	6.8
May	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0(1)	13.2	.3	7.4	5.7
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8
July	144.4	13.1	492.5	247.0	2.8	3.7	.9	0(1)	8.8	.3	4.9	7.5
August	172.2	24.1	805.8	184.5	7.1	2.1	1.4	0(1)	7.4	.2	6.0	9.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0(1)	13.5	.4	7.0	9.1
October	186.6	29.6	813.0	259.5	6.2	.9	1.6	0(1)	11.7	.3	6.6	9.9
November	188.8	44.9	748.9	204.7	8.3	.4	2.0	0(1)	15.3	.8	6.4	12.8
December	174.0	54.7	896.4	134.8	8.4	.8	1.7	0(1)	11.8	.2	6.7	12.1

(1) Indicates less than 50 units.

TABLE 30.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1939—1948.
(In Units Specified)

Period	Glass	Cement	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands Barrels of 350 Lbs.	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1939	48.8	16.7	1.5	13.1	14,723
1940	47.0(1)	13.2	1.3	14.1	16,506
1941	43.3(1)	12.0	1.5	9.5	7,695
1942	44.1	26.3	1.4	5.1	6,420
1943	36.1	18.6	1.2	3.3	6,281
1944	45.3	14.0	1.6	9.9	7,465
1945	39.8	32.7	2.9	12.1	8,662
1946	43.7	350.1	7.6	18.7	9,437
1947					
1st Quarter	14.7	106.3	3.5	12.1	2,890
2nd Quarter	17.9	174.3	2.7	10.3	3,398
3rd Quarter	18.5	610.0	2.5	8.5	3,841
4th Quarter	19.1	358.1	1.4	9.0	3,312
Total, 1947	70.2	1,248.6	10.1	39.9	13,442
1948					
January	7.6	2.1	.4	.3(1)	1,195(1)
February	6.3	2.7	.3	.2(1)	1,192(1)
March	7.8	3.7	.2	1.5	1,365
1st Quarter	21.7	8.6	1.0(1)	2.0(1)	3,752(1)
April	9.7	60.7	.5	.3(1)	1,406
May	13.7	93.1	.3	.6	1,254
June	9.2	130.1	.9	1.0	1,168(1)
2nd Quarter	32.6	283.9	1.7	1.9(1)	3,828(1)
July	8.8	192.2(1)	1.5	.6	1,174
August	5.6	156.7	1.1	.7	952
September	7.2	126.1(1)	1.3	.6	982
3rd Quarter	21.7(1)	475.0(1)	3.9	1.9	3,108
October	6.4	172.2	1.2	2.0	1,245
November	8.4	143.0	1.3	5.2	1,227
December	5.3	37.9	.8	5.5	1,116
4th Quarter	20.2	353.3	3.3	12.6	3,588
Total, 1948	96.3	1,120.7	10.0	18.3	14,276

(1) Revised.

TABLE 31.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1939—1948.
(In Units Specified)

Period	Lumber	Wood Shingles	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Thousands of Squares	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1939	2,202.0	2,935	1.3	8,053.7	44.6	1,560
1940	2,545.8	2,811	1.8	8,271.6	72.9	2,325
1941	2,297.3	3,292	1.9	10,656.2	85.3	2,260
1942	2,179.0	2,694	1.4	1,457.2	52.3	1,903
1943	1,740.6	1,450	1.7	869.0	33.4	1,867
1944	1,881.9	1,475	2.0	*1,335.4	34.5	2,534
1945	2,000.5	1,651	3.7	813.6	45.3	3,973
1946	2,083.3	1,775	6.1	1,270.5	36.1	4,407
1947						
1st Quarter	620.4	513	.6	6.6	8.7	1,468
2nd Quarter	569.8	512	.8	6.2	16.6	2,253
3rd Quarter	697.5	464	1.3	9.2	13.8	1,672
4th Quarter	847.3	562	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	2,051	4.2	31.9	51.1	7,346
1948						
January	216.5	165	.3	19.1	2.3	476
February	197.4	204	.1	114.8	2.5	408
March	197.0	159	.1	43.1	1.4	635
1st Quarter	610.9	528	.5	177.0	6.2	1,519
April	184.3	229	.2	88.4	1.6	405
May	210.5	232	.2	124.9	6.4	750
June	194.3	146	.4	384.6	3.5	455
2nd Quarter	589.1	607	.8	597.9	11.5	1,610
July	217.7	209	.6	389.7	3.0	460(1)
August	213.5	240	.7	357.3	5.9	287(1)
September	265.2	214	.9	65.9	3.7	639
3rd Quarter	696.4	662	2.2	812.9	12.6	1,386(1)
October	213.9	240	.6	60.1	2.8	562
November	191.1	200	.6	86.5	2.8	529
December	166.3	115	.2	119.7	4.3	627
4th Quarter	571.3	556	1.4	266.3	9.9	1,719
Total, 1948	2,467.7	2,353	4.9	1,854.1	40.2	6,235

(1) Revised.

TABLE 32.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,
1939—1948.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1939	3,053.9	2,403.3	284.2	158.4	547.5	28.6	6,475.9
1940	4,549.1	4,272.0	348.1	204.8	746.5	36.5	10,157.1
1941	5,551.9	3,880.0	420.4	231.1	798.0	35.0	10,916.4
1942	5,876.3	3,963.1	445.8	245.0	995.0	64.8	11,590.1
1943	5,323.6	3,713.4	450.5	226.9	835.2	47.1	10,596.7
1944	5,520.9	3,681.5	433.2	225.7	729.1	35.9	10,626.4
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	600.3	235.3	53.5	29.5	139.5	4.7	1,062.8
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
April	510.5	351.2	54.9	39.6	155.9	5.3	1,117.4
May	488.0	523.8	52.6	36.5	153.6	6.9	1,261.4
June	519.2	708.8	50.3	40.1	149.9	8.6	1,476.9
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	648.2	800.5	57.5	39.1	140.5	7.2	1,693.0 ⁽¹⁾
3rd Quarter	1,904.3	2,430.0	165.0	122.5	425.1	24.5	5,071.3 ⁽¹⁾
October	615.4	760.0	57.3	40.7	135.6	8.0	1,617.1
November	569.9	561.7	55.5	38.0	140.3	8.5	1,373.9
December	—	—	—	—	—	—	854.0 ⁽²⁾
4th Quarter	—	—	—	—	—	—	3,845.0 ⁽²⁾
Total, 1948	—	—	—	—	—	—	15,413.4

(1) Revised.

(2) Preliminary estimate (see p. 92). Detailed data not yet available.

TABLE 33.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA,⁽¹⁾ 1946—1948.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947—January	87,901	2,710	30.83
February	90,008	3,135	34.83
March	90,805	3,238	35.66
April	91,758	3,275	35.69
May	92,998	3,339	35.90
June	97,905	3,525	36.00
July	102,440	3,658	35.71
August	105,132	3,852	36.64
September	106,048	3,894	36.72
October	103,516	3,921	37.88
November	103,760	3,978	38.34
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.09
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95
April	101,573	3,901	38.41
May	104,438	4,094	39.20
June	105,904	4,119	38.89
July	110,041	4,377	39.77
August	110,213	4,384	39.77
September ⁽²⁾	110,432	4,451	40.30
October	108,631	4,540	41.79
November	106,400	4,548	42.74
December ⁽³⁾	103,217	4,461	43.21
Annual Average ⁽³⁾	104,972	4,189	39.86

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

SECTION 6
BUILDING LABOUR

TABLE 34.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—NOVEMBER, 1948.⁽¹⁾
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed		
	Construction Industry	Non Agricultural Industries	All Industries	Construction Industry	Non Agricultural Industries	All Industries
1945—November 17	184	3,268	4,326	13	165	172
1946—February 23	154	3,229	4,312	21	207	213
June 1	241	3,428	4,702	8	123	126
August 31	267	3,543	4,860	9	115	117
November 9	244	3,662	4,733	13	110	115
1947—March 1	187	3,634	4,565	21	136	141
May 31	254	3,658	4,821	8	89	91
August 16	283	3,709	5,008	8	71	73
November 8	284	3,779	4,847	12	82	87
1948—February 21	219	3,704	4,669	33	149	156
June 5	295	3,762	4,948	7	80	82
September 4	323	3,795	5,042	8	65	67
November 20	317	3,872	4,858	17	101	106

(1) Estimated (see p. 92).

TABLE 35.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1945—JANUARY, 1949.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947—January	71,688	2,222	30.99	253.1	158.9
February	72,362	2,582	35.69	254.6	158.6
March	73,800	2,730	36.99	259.3	158.4
April	76,642	2,765	36.07	269.1	158.6
May	79,900	2,995	37.48	280.4	157.7
June	85,588	3,174	37.08	299.8	162.0
July	91,040	3,367	36.98	319.3	166.4
August	97,692	3,755	38.44	338.2	169.1
September	101,173	3,907	38.61	349.3	169.6
October	103,050	4,095	39.73	355.2	171.0
November	104,529	4,205	40.23	360.4	173.7
December	100,021	4,063	40.62	344.4	175.2
Annual Average	88,124	3,322	37.41	306.9	165.0
1948—January	89,706	3,139	35.00	308.7	170.1
February	85,344	3,523	41.28	293.9	166.2
March	82,758	3,489	42.16	284.9	165.8
April	84,828	3,315	39.08	290.7	163.8
May	89,385	3,695	41.34	305.8	163.7
June	98,223	3,932	40.03	334.9	168.8
July	105,709	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	42.72	383.9	177.2
October ⁽²⁾	114,757	5,053	44.03	387.1	178.5
November	118,425	5,260	44.42	395.3	178.8
December	116,738	5,135	43.99	387.4	179.4
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—January ⁽³⁾	104,305	4,182	40.10	346.2	173.2

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 36.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
 NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
 WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
 1945 — JANUARY, 1949.

Period	Number of Hourly Wage-Earners ⁽²⁾	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947—January	57,613	32.8	1,888	86.3	28.31
February	58,394	38.9	2,270	87.6	34.08
March	60,545	40.1	2,427	88.2	35.37
April	62,639	38.9	2,436	88.1	34.27
May	65,896	39.7	2,618	89.3	35.45
June	70,463	39.1	2,755	90.9	35.54
July	75,277	38.8	2,917	90.7	35.19
August	81,058	40.5	3,285	91.4	37.02
September	84,176	40.0	3,364	92.9	37.16
October	86,146	40.5	3,485	94.8	38.39
November	87,608	40.7	3,565	95.8	38.99
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.3	2,867	91.0	35.79
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July	86,385	40.0	3,455	100.0	40.00
August	90,120	40.8	3,675	101.6	41.45
September	92,531	40.9	3,781	103.0	42.13
October ⁽³⁾	93,349	41.8	3,906	104.1	43.51
November	96,726	41.7	4,037	104.7	43.66
December	94,329	41.1	3,881	105.0	43.16
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January ⁽⁴⁾	82,940	36.2	3,003	105.8	38.30

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour (see p. 92).

(3) Revised.

(4) Preliminary.

TABLE 37.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — JANUARY, 1949.

Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Construction Workers		Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers		Applicants Upplied	
As at Date of Reporting Closest to End of Month		Unfilled Vacancies		Upplaced Vacancies		Unfilled Vacancies		Upplaced Vacancies		Unfilled Vacancies		Upplaced Vacancies		Unfilled Vacancies		Upplaced Vacancies		Unfilled Vacancies	
1944	December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945	Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	January	289	459	305	11,026	40	3,661	96	100	407	691	63	1,296	1,200	17,233	337	9,929	1,537	27,162
	February	288	572	466	13,455	129	3,529	122	90	255	725	61	1,454	1,321	19,825	501	11,094	1,822	30,919
	March	282	533	552	12,254	182	2,606	128	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364
	April	399	311	1,074	8,585	430	1,482	208	83	262	744	252	1,020	2,625	12,225	2,293	8,343	4,918	20,568
	May	437	186	1,464	4,417	620	699	213	50	264	586	328	568	3,326	6,506	3,223	5,102	6,549	11,608
	June	570	106	7,893	2,354	500	585	230	29	243	486	343	375	3,779	3,935	2,391	3,602	6,170	7,537
	July	420	101	1,842	1,739	297	556	215	34	261	388	254	318	3,289	3,136	2,242	2,841	5,531	5,977
	August	471	79	2,157	1,536	235	551	236	17	281	342	247	3,745	2,820	3,330	2,498	7,075	5,318	
	September	481	71	1,958	1,653	271	789	231	22	386	203	247	3,530	3,062	4,106	2,366	7,636	5,428	
	October	560	90	1,671	2,008	150	1,255	237	29	266	143	346	3,027	3,993	2,454	3,092	5,481	7,085	
	November	509	138	633	3,911	72	2,327	257	54	239	78	638	1,988	7,460	887	5,381	2,675	12,841	
	December	231	535	452	10,038	30	3,863	223	134	148	688	74	1,540	1,158	16,798	197	11,008	1,355	27,806
	Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	January	106	1,029	144	17,337	53	4,811	142	239	95	1,079	34	2,275	574	26,770	181	15,797	755	42,567

TABLE 38. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA,⁽¹⁾
1939 — 1948.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhanglers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1939	37.5	28.0	34.8	21.1	7.4	46.6	29.1
1940	29.2	18.0	16.0	12.2	2.8	27.8	18.2
1941	20.9	13.2	6.4	4.0	.4	16.7	11.4
1942	16.8	8.1	3.7	3.4	.4	9.7	7.6
1943	8.8	4.8	.7	1.1	0	4.9	4.0
1944	8.1	3.0	.8	1.4	.5	1.9	2.7
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	1.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	.4	12.4	8.1	
June	.3	1.0	0	3.2	3.4	1.5	
September	.2	2.4	1.2	1.4	.9	1.5	
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8

(1) For coverage, see p. 93.

TABLE 39.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA,
1942—1948.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1942	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	2,313
1943	532	5,396	1,259	67	906	695	— ⁽²⁾	4,512
1944	410	7,588	4,333	81	1,550	2,761	646	9,501
1945	316	11,814	5,618	150	1,804	2,682	842	17,565
1946	367	13,067	5,207	152	1,648	1,884	1,249	23,633
1947	—	—	—	—	—	—	1,300	23,625
1948	—	—	—	—	—	—	—	—
January	343 ⁽³⁾	6,299 ⁽³⁾	1,852 ⁽³⁾	108 ⁽³⁾	362 ⁽³⁾	328 ⁽³⁾	1,016 ⁽³⁾	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,494
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986
April	70	1,392	238	32	302	216	243	2,493
May	33	621	118	14	220	195	152	1,353
June	18	343	129	12	135	142	104	883
2nd Quarter	121	2,356	485	58	657	553	499	4,729
July	15	278	229	8	89	101	87	807
August	20	267	149	6	101	81	99	723
September	13	326	230	4	73	121	125	902
3rd Quarter	48	871	608	18	263	303	311	2,432
October	23	531	508	6	96	165	205	1,534
November	43	1,637	1,051	18	184	259	548	3,740
December	286	4,101	1,528	78	410	303	1,167	7,873
4th Quarter	352	6,269	3,087	102	690	727	1,920	13,147
Total, 1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

(2) Not available.

(3) Estimated (see p. 93).

TABLE 40.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1944–1948.⁽¹⁾

Trade and Type of Training	Dec. 31, 1944	Dec. 31, 1945	Dec. 31, 1946	Dec. 31, 1947	Dec. 31, 1948
Bricklaying					
Vocational	2	129	386	133	2
Apprenticeship	3	77	263	677	573
Total	5	206	649	810	575
Carpentry					
Vocational	63	729	1,103	177	23
Apprenticeship	5	291	1,021	1,566	1,365
Total	68	1,020	2,124	1,743	1,388
Painting and Decorating					
Vocational	4	133	206	16	0
Apprenticeship	2	67	443	323	230
Total	6	200	649	339	230
Plastering					
Vocational	0	48	34	7	1
Apprenticeship	0	36	129	237	245
Total	0	84	163	244	246
Plumbing and Steam Fitting					
Vocational	9	303	410	71	3
Apprenticeship	7	395	1,097	1,601	1,704
Total	16	698	1,507	1,672	1,707
Electrical					
Vocational	64	706	834	215	34
Apprenticeship	24	470	1,017	1,373	1,336
Total	88	1,176	1,851	1,588	1,370
Sheet Metal					
Vocational	12	238	131	20	0
Apprenticeship	4	193	409	636	573
Total	16	431	540	656	573
All Trades					
Vocational	154	2,286	3,104	639	63
Apprenticeship	45	1,529	4,379	6,413	6,024
Total	199	3,815	7,483	7,052	6,087

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 41.— IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1939–1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
	1939(1)	8	35	20	6	13	20	17	119	6
1940(1)	6	58	16	11	21	11	121	121	15	136
1941(1)	5	59	12	11	16	4	111	111	10	121
1942(1)	6	74	9	1	14	22	1	127	11	138
1943(1)	5	106	13	0	25	18	6	300	6	306
1944(1)	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	1	31	65	45	445	0	445
1946	21	267	80	2	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948										
January	30	78	27	7	14	60	13	229	49	278
February	15	57	13	3	8	55	8	159	88	247
March	44	96	36	11	20	71	10	288	165	453
1st Quarter	89	231	76	21	42	186	31	676	302	978
April	18	87	24	16	19	69	14	247	841	1,088
May	20	115	23	7	12	70	8	255	265	520
June	56	158	38	36	41	98	20	447	682	1,129
2nd Quarter	94	360	85	59	72	237	42	949	1,788	2,737
July	76	96	29	7	23	70	10	311	275	586
August	69	100	20	6	19	69	20	303	249	552
September	26	115	23	4	16	67	18	269	324	593
3rd Quarter	171	311	72	17	58	206	48	883	848	1,731
October	31	120	47	3	26	73	18	318	49	367
November	36	162	37	9	18	54	13	329	30	359
December	33	97	31	13	18	71	9	272	58	330
4th Quarter	100	379	115	25	62	198	40	919	137	1,056
Total, 1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502

(1) Estimated from historical staff figures.

TABLE 42.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948—JANUARY, 1949.(1)

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Skilled Construction Workers		Total Skilled Construction Workers
							Sheet Metal Workers	Other Skilled Construction Workers	
1948									
January	4	19	9	1	2	10	4	1	51
February	4	22	3	1	3	10	4	3	50
March	11	33	10	2	3	12	6	3	80
1st Quarter	19	74	22	4	8	32	15	7	181
April	18	42	5	2	9	14	4	3	97
May	11	39	9	1	16	10	2	4	92
June	5	21	6	5	6	9	5	3	60
2nd Quarter	34	102	20	8	31	33	11	10	249
July	11	28	14	3	6	14	10	4	90
August	9	34	7	0	10	11	9	2	82
September	12	26	8	3	5	16	4	0	74
3rd Quarter	32	88	29	6	21	41	23	6	246
October	16	45	14	4	10	12	3	9	113
November	8	30	15	6	11	14	9	6	99
December	9	27	12	2	4	9	2	1	66
4th Quarter	33	102	41	12	25	35	14	16	278
Total, 1948	118	366	112	30	85	141	63	39	954
1949									
January	16	71	20	3	20	16	11	9	166

(1) Data are preliminary (see p. 94).

TABLE 43.—STRIKES IN THE BUILDING INDUSTRY, CANADA,
1939—JANUARY, 1949.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1939	3	42	149	295
1940	6	21	508	1,398
1941	13	212	3,384	9,365
1942	22	27	2,872	3,420
1943	4	4	397	1,186
1944	6	50	427	1,212
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947(1)	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,400(2)
May	5	55	933	10,150(2)
June	3	19	201	1,240(2)
July	2	10	124	2,291(2)
August	1	30	328	1,050(2)
September	2	10	520	1,935
October	2	15	93	330
November	2	23	135	1,450
December	2	53	640	9,000
Total, 1948(1)	18	257	3,322	39,546
1949—January	1	14	90	900

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

(2) Revised.

SECTION 7
BUILDING COSTS

TABLE 44.—INDEXES OF WHOLESALE PRICES, RESIDENTIAL BUILDING MATERIALS, CANADA,
1939—1948.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Sand	Paint and Glass	Plaster and Insulation Materials	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	113.5	100.6	100.8	118.5	100.3	106.0	103.4	104.6	104.4	107.8	119.8
1941	132.7	105.4	108.1	140.1	103.4	114.0	111.3	106.4	107.6	119.6	128.0
1942	146.0	107.2	112.1	151.1	105.4	118.5	116.5	107.7	112.4	112.7	136.0
1943	163.3	107.7	116.4	153.7	105.4	125.0	116.5	107.7	112.7	112.7	143.3
1944	179.6	108.3	118.2	150.8	105.4	130.6	116.5	107.7	112.7	112.7	145.0
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	112.8	112.8	151.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	120.8	151.0
1947—March	198.0	114.5	132.5	173.6	104.8	150.0	135.4	134.2	132.5	135.5	159.2
	233.5	114.5	138.4	169.7	107.7	172.5	141.6	146.7	135.5	177.7	181.1
	238.2	119.4	138.4	177.9	107.7	167.3	144.4	153.1	138.0	148.1	200.9
	276.5	123.9	142.9	179.1	112.5	182.8	148.5	156.5	148.5	148.5	176.4
	Annual Average	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4
1948—January	277.8	124.2	142.9	180.0	112.5	188.0	153.5	153.5	149.0	149.5	202.4
	278.6	124.2	142.9	190.8	112.5	188.0	153.5	153.5	149.5	149.5	203.1
	278.6	124.2	142.9	190.0	113.4	195.0	154.9	153.5	149.7	149.7	203.7
	280.1	128.1	142.9	189.0	117.2	196.3	161.1	153.5	149.5	149.7	206.3
	286.1	131.2	142.9	188.5	117.2	196.3	162.6	164.2	149.7	149.7	209.8
	289.6	131.8	144.3	188.0	119.4	196.3	162.7	164.2	149.7	149.7	211.6
	289.6	131.8	147.1	188.5	119.4	196.3	162.7	164.2	149.7	149.7	211.7
	293.8	131.8	147.1	188.3	119.4	196.3	163.7	176.7	159.1	214.8	216.6
	293.9	133.4	152.9	187.8	119.4	196.3	170.6	176.7	163.1	213.1	223.8
	309.9	133.4	153.5	190.0	119.4	196.3	170.6	176.7	163.9	214.3	224.0
	309.9	133.4	153.5	188.3	119.4	192.4	172.7	176.6	164.3	223.8	223.8
	Annual Average	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6

TABLE 45.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,⁽¹⁾
1939—1948.
(1939 = 100)

Period	Bricklayers		Carpenters		Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
	Bricklayers	Carpenters	Painters	Plasterers								
1939	100.0	100.0	100.0	100.0								100.0
1940	103.6	105.1	104.5	105.7	104.4	107.0	103.8	104.8	100.0	104.5	104.5	
1941	109.4	112.9	111.0	110.7	113.1	112.3	113.8	112.4	108.4	111.6	111.6	
1942	112.9	119.2	117.1	113.6	118.4	118.0	116.3	125.4	116.3	118.6	118.6	
1943	118.9	127.6	127.9	121.3	122.9	125.5	125.3	142.6	125.3	127.7	127.7	
1944	129.0	129.3	129.3	122.6	123.6	122.6	123.6	148.1	125.3	129.6	130.4	
1945	120.4	122.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0	132.0	
1946	134.0(2)	144.4(2)	143.1(2)	136.1(2)	137.0(2)	141.9(2)	141.8	160.0(2)	143.9	145.1	145.1	
1947 ⁽²⁾												
March	137.2	147.7	145.2	144.3	137.0	145.2	144.0	164.9	145.8	147.7	147.7	
June	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.1	158.1	
September	163.9	160.1	152.5	155.7	152.3	152.0	158.6	185.6	160.6	163.8	163.8	
December	163.9	161.3	154.1	155.7	157.3	153.2	158.6	185.6	162.0	165.2	165.2	
Year	154.8	156.4	150.7	151.4	148.8	149.8	153.9	177.5	155.9	158.7	158.7	
1948 ⁽²⁾												
March	163.9	161.3	154.1	155.7	162.4	157.8	158.6	185.6	162.9	166.7	166.7	
June	171.3	172.4	169.1	172.4	169.1	167.4	170.0	197.4	173.4	177.4	177.4	
September	172.7	176.1	172.4	178.1	171.3	171.7	172.1	197.4	176.3	180.4	180.4	
December	177.3	174.0	177.3	183.7	172.5	171.7	172.1	199.8	177.7	181.8	181.8	
Year	171.3	171.8	167.4	172.4	168.4	167.7	168.2	195.1	172.6	176.6	176.6	

(1) For source and details of compilation see p. 94.

(2) Revised. Data for 1948 are preliminary.

TABLE 46.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939 — JANUARY, 1949.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1939	100.0	100.0	100.0	100.0	100.0
1940	106.4	105.7	109.9	104.0	102.4
1941	116.4	116.3	119.4	110.0	105.4
1942	124.1	124.4	126.8	115.3	107.2
1943	132.5	132.0	132.6	116.7	107.4
1944	137.6	137.1	135.9	117.1	107.8
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947—January	152.8	157.2	151.5	125.1	109.2
February	154.0	160.3	156.9	125.9	109.2
March	154.4	160.7	160.2	127.0	109.2
April	155.9	162.1	163.5	128.7	109.2
May	164.1	169.2	166.7	131.1	111.2
June	169.5	172.9	169.8	132.9	113.5
July	170.8	174.3	171.2	133.9	113.5
August	172.7	176.4	173.5	134.6	113.5
Séptember	173.9	179.5	177.7	137.3	113.5
October	181.5	188.9	184.7	140.1	115.5
November	184.1	190.2	189.0	141.5	115.5
December	186.0	191.8	190.3	143.8	115.5
Annual Average	168.3	173.6	171.3	133.5	112.4
1948—January	187.1	191.2	194.8	146.1	115.5
February	187.7	191.4	195.4	147.9	115.5
March	188.3	190.5	194.8	148.6	115.5
April	189.9	192.0	196.9	149.4	116.5
May	193.7	196.5	198.9	151.0	116.5
June	197.3	200.5	201.5	152.0	116.5
July	197.8	201.4	201.6	154.6	116.5
August	200.0	204.4	209.3	155.2	116.5
September	201.5	205.4	209.8	156.6	116.6
October	205.3	209.2	211.1	157.2	116.6
November	206.2	209.3	211.8	157.2	116.6
December	206.3	208.3	211.5	156.6	117.2
Annual Average	196.8	200.0	203.1	152.7	116.3
1949—January	206.9 ⁽²⁾	208.6 ⁽²⁾	211.3	157.2	117.2

(1) For weighing and method of compilation see p. 95.

(2) Preliminary.

TABLE 47.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA,
1946—JANUARY, 1949.

Period of Completion	Number of Months under Construction(1)					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11
1947	—	—	—	—	—	8
1948						
January	4	25	47	12	12	7.3
February	10	24	42	17	7	7.1
March	3	28	42	18	9	7.5
April	4	35	40	16	5	7.7
May	14	26	33	20	7	7.2
June	27	19	32	14	8	6.8
July	40	14	25	11	10	6.1
August	36	29	10	13	12	6.2
September	38	37	9	8	8	5.4
October	24	48	9	9	10	6.1
November	21	50	15	4	10	6.0
December	19	45	25	3	8	6.4
Year	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0

(1) Not available for 1946 and 1947.

BUILDING AND REAL ESTATE INDUSTRIES

TABLE 48.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1939-1948.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)
1939	58	401	688	17	258	361	1,109	12,212	15,946
1940	72	672	942	12	160	173	1,003	10,433	13,184
1941	91	538	1,202	14	192	279	918	6,600	9,471
1942	73	526	770	13	414	364	725	7,715	10,709
1943	53	393	576	10	378	523	416	2,275	4,676
1944	32	211	425	8	67	169	273	2,112	4,203
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	169	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948									
1st Quarter	15	199	429	6	323	382	198	2,265	4,005
2nd Quarter	14	30	101	7	445	417	213	3,455	4,245
3rd Quarter	17	272	443	9	353	407	169	2,746	4,805
4th Quarter	27	178	402	3	165	103	219	4,383	5,096
Total, 1948(2)	73	679	1,375	25	1,286	1,309	799	12,849	18,151

(1) See p. 95.
(2) Preliminary.

TABLE 49.— FINANCIAL STATISTICS, SUMMARY STATEMENT, THIRTEEN REAL
ESTATE COMPANIES, CANADA, 1939—1947.
(In Dollars)

PROFIT STATISTICS

	1939	1940	1941	1942
1. Gross Operating Revenue	592,529	552,438	570,603	588,053
2. Less Operating Expense	364,275	342,479	352,103	356,139
3. Less Depreciation	109,875	89,073	85,764	107,526
4. Net Operating Revenue	118,379	120,886	132,736	124,388
5. Non Operating Income	8,498	9,680	11,455	12,824
6. Less Bond Interest	230,649	163,329	177,990	166,005
7. Less Income Tax	404	1,263	3,054	2,499
8. Net Income Available	104,176	36,026	36,853	31,292
9. Less Cash Dividends	1,284	801	1,251	1,144
10. Undistributed Income	105,460	36,827	38,104	32,436

BALANCE SHEET

	1939	1940	1941	1942
ASSETS				
1. Current Assets	160,248	152,409	144,791	169,620
2. Land and Building Net	4,706,049	4,005,670	3,924,615	3,841,754
3. Investments	124,137	119,815	146,185	150,964
4. Miscellaneous Assets	162,422	68,184	67,860	70,970
5. Deficit	1,338,428	917,781	953,142	972,142
Total	6,491,284	5,263,859	5,236,593	5,211,450
LIABILITIES				
1. Current Liabilities	747,341	476,481	492,556	515,869
2. Miscellaneous Liabilities	10,449	12,990	15,060	17,572
3. Funded Debt	4,211,053	3,680,135	3,632,086	3,570,118
4. Capital Stock	1,224,044	779,464	779,464	777,324
5. Capital Surplus	296,606	301,447	305,379	314,092
6. Sinking Fund and General Reserves	1,791	7,342	12,048	16,475
Total	6,491,284	5,263,859	5,236,593	5,211,450

OPERATING RATIOS

	1939	1940	1941	1942
1. Operating Expense to Gross Operating Revenue				
(1) Excluding Depreciation	61.5	62.0	61.7	60.6
(2) Including Depreciation	80.0	78.1	76.7	78.8
2. Gross Operating Revenue to				
(1) Fixed Assets	12.6	13.8	14.5	15.3
(2) Share Capital	48.4	70.9	73.2	75.7
3. Net Income Available to Share Capital	8.5	4.6	4.7	4.0

TABLE 49.— FINANCIAL STATISTICS, SUMMARY STATEMENT, THIRTEEN REAL
ESTATE COMPANIES, CANADA, 1939—1947.—Continued.
(In Dollars)

PROFIT STATISTICS

	1943	1944	1945	1946	1947(1)
1. Gross Operating Revenue	604,298	613,026	624,445	630,900	653,621
2. Less Operating Expense	353,149	351,180	358,404	371,003	398,412
3. Less Depreciation	114,759	133,118	135,204	132,727	111,741
4. Net Operating Revenue	136,390	128,728	130,837	127,170	143,468
5. Non Operating Income	15,667	16,292	11,729	11,738	6,199
6. Less Bond Interest	152,455	147,454	128,853	130,391	105,338
7. Less Income Tax	7,228	7,875	7,882	11,768	15,202
8. Net Income Available	7,626	10,309	5,831	3,251	29,127
9. Less Cash Dividends	8,944	10,444	9,300	10,584	10,436
10. Undistributed Income	16,570	20,735	3,469	13,835	18,691

BALANCE SHEET

	1943	1944	1945	1946	1947(1)
ASSETS					
1. Current Assets	203,865	229,423	287,684	209,713	179,438
2. Land and Building Net	3,742,744	3,619,847	3,535,351	3,451,297	3,370,999
3. Investments	196,838	89,413	58,526	97,138	113,217
4. Miscellaneous Assets	56,103	53,243	62,737	69,228	72,280
5. Deficit	967,637	963,935	752,605	751,415	351,495
Total	5,167,187	4,955,861	4,696,903	4,578,791	4,087,429
LIABILITIES					
1: Current Liabilities	556,224	555,526	495,378	510,158	227,777
2. Miscellaneous Liabilities	18,290	19,009	19,220	847	830
3. Funded Debt	3,485,069	3,139,439	3,008,570	2,871,700	2,658,772
4. Capital Stock	777,324	777,324	677,457	677,457	584,013
5. Capital Surplus	309,909	441,686	472,629	492,700	587,812
6. Sinking Fund and General Reserves	20,371	22,877	23,649	25,929	28,225
Total	5,167,187	4,955,861	4,696,903	4,578,791	4,087,429

OPERATING RATIOS

	1943	1944	1945	1946	1947(1)
1. Operating Expense to Operating Revenue					
(1) Excluding Depreciation	58.4	41.0	57.4	58.8	61.0
(2) Including Depreciation	77.4	79.0	79.0	79.8	78.1
2. Gross Operating Revenue to					
(1) Fixed Assets	16.1	16.9	17.7	18.3	19.4
(2) Share Capital	77.7	78.8	92.2	93.1	111.9
3. Net Income Available to Share Capital	0.9	1.3	0.8	0.4	5.0

(1) Preliminary.

TABLE 50.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES,
CANADA, 1939—JANUARY, 1949.
(1939 = 100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1939.....	100.0	100.0
1940.....	92.2	81.4
1941.....	79.7	70.1
1942.....	75.8	66.2
1943.....	90.6	86.2
1944.....	94.3	86.4
1945.....	118.0	102.7
1946.....	152.2	119.1
1947—January.....	145.5	108.8
February.....	147.8	112.3
March.....	142.6	108.8
April.....	139.2	107.1
May.....	138.8	107.0
June.....	138.1	108.1
July.....	139.0	110.3
August.....	137.3	108.3
September.....	135.2	106.6
October.....	136.2	108.6
November.....	140.6	110.7
December.....	138.5	110.0
Annual Average.....	139.9	108.9
1948—January.....	134.9	111.8
February.....	124.6	105.3
March.....	123.5	105.0
April.....	134.3	113.7
May.....	144.9	121.6
June.....	146.6	126.0
July.....	141.9	121.7
August.....	139.5	118.5
September.....	139.1	118.6
October.....	142.3	127.6
November.....	143.0	129.2
December.....	142.0	127.0
Annual Average.....	138.1	118.8
1949—January.....	145.3	125.3

PART III
SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S.", and "C.M.H.C." respectively.

PART I

p. 9, footnote 1. Divorces in 1948 numbering 6,881 were 1,318 fewer than in 1947. Preliminary indications from D.B.S. suggest that there were about 2,000 more emigrants from Canada in 1948 than in 1947. In terms of families this excess would represent less than 1,000.

CHARTS

FIGURE 1.—NUMBER OF HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, CANADA, 1945-1948.

Chart based on data obtained from the Economic Research Department, C.M.H.C.

FIGURE 2.—VOLUME OF PRODUCTION OF EIGHTEEN BUILDING MATERIALS, 1939, 1947 and 1948.

Chart based on data shown in Table 28.

FIGURE 3.—INDEXES OF EMPLOYMENT BY INDUSTRY, CONSTRUCTION, NON-FARM AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945—NOVEMBER, 1948.

Chart based on data shown in Table 34.

PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND TOTAL POPULATION, CANADA, 1939-1948.

Data for births, deaths, marriages and divorces obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Data for total population obtained from *Population of Canada by Provinces, 1911-1948, Estimated for Intercensal Years*, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1948.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Mines and Resources.

TABLE 3.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1948.

Rates calculated on the basis of data shown in Table 1.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945—JANUARY, 1949.

Sources of data shown in Table 4 are as follows:

1945 *Housing Statistics, 1946*, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.

- Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
- 1947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S.
- Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
- Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946*, D.B.S.

Estimates for 1948 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of January, 1949, does not equal the number shown as under construction at the end of 1948 plus starts less completions during January. The same is true for each of the previous months. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946-1948.

Data for 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of December, 1948, need not equal the sum of all units started less total completions. For explanation see notes to Table 4.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1948.

Data for 1940—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Division, C.M.H.C., from returns made to D.B.S. Data for 1948 provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The classification according to type of construction was begun in 1940. The series on the number of dwelling units was not commenced until 1942. The number of new dwelling units includes conversions.

The 204 municipalities reporting to D.B.S. represent some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May, 1948, based on returns from 203 municipalities, June 202, July 203, August 203, September 203, October 201, November 201, December 202.

TABLE 7.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939—JANUARY, 1949.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of new housing units estimated to be involved in contract awards for apartments which replace the series on apartment blocks shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of

contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the 1947 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 8.—CAPITAL EXPENDITURES ON NEW CONSTRUCTION AND MAJOR IMPROVEMENTS, RESIDENTIAL AND OTHER, CANADA, 1945-1948.

Data for 1947 and 1948 and for total construction, 1945 and 1946, obtained from *Private and Public Investment in Canada, Outlook, 1949*, Department of Trade and Commerce, Ottawa, 1949, pp. 8, 44. Figures for housing, 1945 and 1946, estimated by Economic Research Department, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—JANUARY, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, 1947 AND 1948.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, 1947 AND 1948.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—1948.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 13.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—1948.

Data compiled by Emergency Shelter Division, C.M.H.C. The number of projects referred to in Table 13 refers to projects which were in progress during the period covered and differs from the designation used in the *Annual Report, 1948*, Table 19, p. 81.

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941—1948.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—December, 1948, compiled by the Accounting Division, C.M.H.C. Other data compiled by the Program Section, Construction Division, C.M.H.C.

The data on construction expenditures shown in previous issues of *Housing in Canada* during 1948 included expenditures for Permanent Improvements, Recoverable Construction Charges and Demolition Costs. The revised data do not include these costs. The amount expended in 1948 for Housing and Land Improvements, recoverable from Municipalities and other Government Departments is \$469,000; for Permanent Improve-

ments such as Foundations, Chimneys, etc., on projects constructed in previous years, \$1,220,000; for demolition costs at Halifax and Belleville, \$60,000.

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—JANUARY, 1949.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1946, 1947 AND 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 17.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved, September 23, 1943, to the end of December, 1948. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations. In this issue revised data are shown for expenditures and applications for assistance approved with respect to sub-division projects under the small holdings provisions, for the period September 23, 1943 to December 31, 1947. The data shown in previous issues of *Housing in Canada* contained an element of duplication between this type of project and the individual projects under the small holdings provisions.

TABLE 18.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs. In this issue revised data are shown for expenditures with respect to sub-division projects under the small holdings provisions for the period September 23, 1943 to December 31, 1947. For explanation see note to Table 17.

TABLE 19.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947-1948.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions. The number of temporary housing units shown as under construction at the end of December, 1948, has been reduced by 14, owing to the cancellation of 14 conversions during the fourth quarter.

TABLE 20. LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-1948.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 21.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1948.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

Data for 1947 have been revised in accordance with adjustments reported by the lending Banks.

TABLE 22.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-1948.

Data compiled by Economic Research Division from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 23.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947-1948.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprises 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as cost of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 24.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—JANUARY, 1949.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—January, 1949, compiled by the Priorities Branch, Department of Trade and Commerce.

TABLE 25.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-1948.

Data compiled by the Economic Research Department, Central Mortgage and Housing Corporation, from monthly reports submitted by 118 lending institutions comprising 36 life insurance companies, 37 trust companies, 27 loan companies, 6 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1947.

TABLE 26.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-1948.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation. Source is the same as for Table 25.

TABLE 27.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1939-1948.

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31 of each year during the period 1939-1946, as at September 30 in 1947 and 1948.

“Building Loans” refers to loans to building contractors and other persons or firms for building purposes.

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1939-1948.

Sources of data for building materials listed in Table 28 are as follows:

Sawn Lumber:

1939	<i>The Lumber Industry in Canada, 1938-1939</i> , D.B.S., p. 21.
1940-1941	<i>Preliminary Report, The Lumber Industry in Canada, 1941</i> , D.B.S., p. 5.
1942	<i>Preliminary Report, The Lumber Industry in Canada, 1943</i> , D.B.S., p. 5.
1943-1944	<i>Preliminary Report, The Lumber Industry in Canada, 1944</i> , D.B.S., p. 5.
1945	By courtesy the Timber Controller, Department of Reconstruction and Supply.
1946	<i>Production, Shipments and Stocks on Hand of Sawmills, January 1947</i> , D.B.S., p. 4.
1947	<i>Production, Shipments and Stocks on Hand of Sawmills, January, 1948</i> , D.B.S.
1948	Monthly issues <i>Production, Shipments and Stocks on Hand of Sawmills</i> , D.B.S.

Hardwood Flooring:

1946—1948 By courtesy the Timber Controller, Department of Trade and Commerce.
The unit measure, square foot, represents a surface measure, plus an allowance
for waste and tongue irrespective of thickness.

Wood Fibre Insulating Board:

1939—1945 By courtesy the Forest Products Statistics Section, D.B.S.
1946—1948 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick:

Data relate to face and common clay brick.
1939—1943 *The Clay and Clay Products Industry in Canada, 1943*, D.B.S., p. 7.
1944 *Monthly Report on Clay Products, December, 1945*, D.B.S., p. 2.

1945—1948 Estimates prepared by Economic Research Department, C.M.H.C., based on
actual production reported to D.B.S. by 55 producers accounting for approxi-
mately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946—1948 shown in *Canadian Statistical Review*,
D.B.S., represent production of these firms only.

Structural Tile:

1939—1944 *The Clay and Clay Products Industry in Canada, 1946*, D.B.S.
1945—1948 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipes and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 116.
1943—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 110.
1943—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe, Tubes and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 116.
1943—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1942—1948 By courtesy the Steel Controller, Department of Trade and Commerce.
Structurals include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where
any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 97.
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S., p. 163.
1946 *The Hardware, Tools and Cutlery Industry in Canada, 1946*, D.B.S.
1947—1948 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Rock Wool Batts:

1939—1945 Annual issues *The Stone Industry in Canada*, D.B.S.
1946—1948 Monthly issues *Rock Wool*, D.B.S.

Granulated and Loose Rock Wool:

1939—1944 Annual issues *The Stone Industry in Canada*, D.B.S.
1945 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1946—1948 Monthly issues *Rock Wool*, D.B.S.

Cement:

1939—1941 *Manufactures of the Non-Metallic Minerals in Canada, 1940-1941*, D.B.S., p. 30.
1942—1946 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
1947—1948 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard:

1939—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1939—1947 By courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.
1948 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1939—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products*, include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 110.*
1943—1946 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
1947—1948 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. accounting for about 67 per cent of total sales made in 1946.

Warm Air Furnaces:

1939—1946 *Special Statement on Warm Air Furnaces, 1946*, D.B.S., p. 1.
1947 *The Cooking and Heating Apparatus Industry in Canada, 1947*, D.B.S.
1948 Monthly estimates prepared by Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

Domestic Heating Boilers:

1939—1946 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1939—1946 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1939—1946 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1939—1943 *Manufactures of the Non-Ferrous Metals in Canada, 1939-1943*, D.B.S.
1944—1947 Annual issues *The Electrical Apparatus and Supplies Industry in Canada, 1947*, D.B.S.
1948 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to the D.B.S. from firms accounting for about 63 per cent of production in 1947.

Asphalt Shingles:

1939 By courtesy the Forest Products Statistics Section, D.B.S.
1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.
1943—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.
1948 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Asphalt Rolls:

1939 By courtesy the Forest Products Statistics Section, D.B.S.
1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.
1943—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.
1948 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Data for flue linings, vitrified sewer pipe electrical wire and wiring devices, and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production, for the period 1939-1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

TABLE 29.—SALFS AND STOCKS OF SELECTED BUILDING MATERIALS.
CANADA, 1947-1948.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 30.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1948.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 31.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1948.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

TABLE 32.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1939-1948.

Data to November, 1948, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Total tonnage for December, 1948, estimated on the basis of car loadings during that month as reported in weekly issues of *Car Loadings*, D.B.S.

TABLE 33.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-1948.

Data compiled by the Economic Research Department, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 34.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—NOVEMBER, 1948.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 34 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 34, includes engineering as well as building construction, whereas the following tables, numbers 35 and 36 cover the building industry only.

TABLE 35.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA, 1945—JANUARY, 1949.

Compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of the *Employment Situation*, D.B.S.

TABLE 36.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—JANUARY, 1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by

employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 35.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 37.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944—JANUARY, 1949.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 38.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1939-1948.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 34, 37 and 39.

TABLE 39.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942-1948.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Department, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days' contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 34, 37 and 38.

The chief limitations of the data in Table 39 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 40.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1944-1948.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 41.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1948.

Compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

TABLE 42.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948—JANUARY, 1949.

This series is new and shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intentions of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. The series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of the Dominion Bureau of Statistics and the Foreign Exchange Control Board, the compilations being prepared by the Dominion Bureau of Statistics on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 43.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1939-1948.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 44.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, CANADA, 1939-1948.

Data obtained from *Price Index Numbers of Residential Building Materials*, March, 1948. D.B.S.

These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction, as estimated in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1948. At December, 1948, the index for residential materials stood at 223.8 on the 1939 base, or 3.4 points lower than the index for construction materials which was at 227.2 in December, 1948.

TABLE 45.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1939-1948.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1939-1946 and for the month of June, 1947, and September, 1948. Quarterly interpolations on these indexes for the years 1947 and 1948 were made on the basis of wage rate schedules for 16 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes from 1939-1946 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. Roughly speaking the indexes for 1939, 1940 and 1945

relate to June; for 1941 November; for 1942, 1943, and 1944 July; and for 1946, December. The impact of these variations is lessened by the fact that wage increases in the construction trades tend to concentrate in the second quarter of the year.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 16 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1939-1946, and by courtesy of the Industrial Relations Branch for the four quarters of 1947 and 1948.

Yearly indexes for 1947 and 1948 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer for the most part to a June pay period in 1947 and a September pay period in 1948, whereas the yearly indexes in Table 44, represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 46.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939—JANUARY, 1949.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 44, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 45. Composite index of all construction building material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 45. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

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The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt sheathings, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe

water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

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Data for period 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 15 stocks during 1939-1943 and 16 during 1944-1949.

(2) All industrial index based on 87 stocks during 1939-1943, 74 during 1944-1947 and 76 for the period 1948—January, 1949.

(3) Data converted from a 1935-1939 to a 1939 base.

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DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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HOUSING IN CANADA

A FACTUAL SUMMARY

APRIL, 1949

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945-April, 1949, providing monthly or quarterly data for 1948 and the subsequent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and in the present review is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Mines and Resources, Department of National Defence, Department of the Secretary of State, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics and by the Ontario Government through its Department of Planning and Development.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, April, 1949.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS (See Tables 1 and 2)

Net family formation during the first quarter of 1949 was at the level of the corresponding period of 1948. Marriages declined 5 per cent from 16,000 in the first quarter of 1948 to 15,000 in the same three months of 1949. Total deaths declined by 8 per cent from 31,000 to 29,000. The number of immigrant families increased slightly as reflected in the number of married female immigrants, of whom 5,000 arrived in the first quarter of 1949 as compared with 4,800 in the first quarter of 1948.

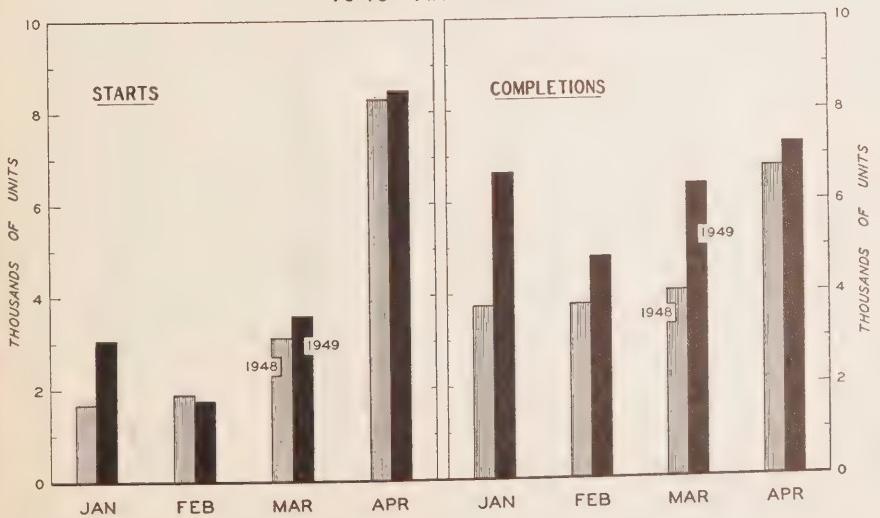
SECTION 2.—HOUSE-BUILDING ACTIVITY (See Tables 3-6)

House-building in Canada during the first four months of 1949, indicated a continuing high demand as starts and completions reached new peaks (see Figure 1). Starts numbered 16,862 during the first four months of 1949, an increase of 13 per cent over the corresponding period of 1948, and completions were up 37 per cent to 25,077. For the month of April, starts in 1949 were up 2 per cent and completions 8 per cent over 1948.

The rapid increase in completions may be attributed in part to the large carryover of units under construction at the end of 1948, which numbered 56,456, as against 42,215 at the end of 1947. But a continued expansion in the

- FIGURE 1 -

NUMBER OF NEW PERMANENT HOUSING UNITS STARTED AND COMPLETED, CANADA, FIRST FOUR MONTHS, 1948 AND 1949



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volume of new housing construction undertaken is indicated by the rise in starts.

A total of 48,080 dwellings were under construction at the end of April, 1949, as against 39,180 one year earlier.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING (See Tables 7-23)

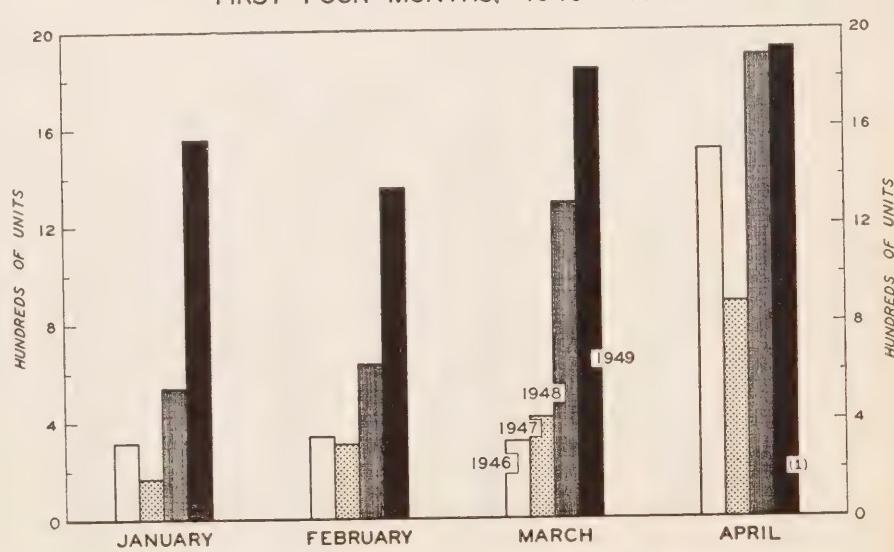
National Housing Act

The volume of house-building under the National Housing Act during the first four months of 1949 continued to expand more rapidly than the overall housing programme (see Figure 2). A total of 4,339 gross loans, representing 6,683 housing units, were approved during the first four months of 1949. In terms of housing units, this represents an increase of 53 per cent over the first four months of 1948. The open spring of 1949 has had the effect of accelerating applications for loans and the trend of approvals for the first four months does not necessarily indicate a comparable increase during the remainder of the year. The number of housing units for which gross loans were approved in the first quarter of the year, 5,760, represents well over half the total number of starts in Canada for the period.

A notable change in the composition of National Housing Act loans is evident from 1948 to 1949. In the first quarter of 1948, only 381 units or 15

- FIGURE 2 -

NUMBER OF NEW HOUSING UNITS APPROVED — NATIONAL HOUSING ACT, 1944 — FIRST FOUR MONTHS, 1946 – 1949



(1) PRELIMINARY

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per cent of the total for which gross loans were approved were for rental, while in the corresponding quarter of 1949, rental units for which gross loans were approved numbered 1,910, or over 40 per cent of the total. This trend reflects the effects of the rental insurance programme.⁽¹⁾

Another trend in the composition of the National Housing Act programme is discernible in the declining proportion of housing units for which loans were approved under the Integrated Housing Plan due probably to the recent change in requirements under the Plan. Integrated loans in the first quarter of 1948 involved 1,150 or 43 per cent of all units for which loans were approved. In 1949 loans were approved during the first quarter for only 225 housing units under the Integrated Plan, or 5 per cent of the total.

For the first three month period since the beginning of National Housing Act operations, more loans were approved for apartment units in the first quarter of 1949 than for any other type of unit. An analysis of National Housing Act operations under Sections other than 9 and 9A shows that gross loans were approved for 1,691 apartment units in the first three months of 1949, or over one-third of the total. In the first quarter of 1948 apartment units approved represented only 8 per cent of the total. The increased emphasis on apartment construction under the Act reflects the stepped up rental programme under the rental insurance scheme.

Construction cost of houses financed under the National Housing Act, as estimated by builders, showed a substantial increase in the first quarter of 1949 as compared with the corresponding quarter of 1948. Estimated construction costs *per square foot* on all types of units rose from \$6.64 to \$7.43 during the period, an increase of 12 per cent. Construction costs *per unit* rose 15 per cent during the period as the average unit size increased 4 per cent from 917 square feet in the first quarter of 1948 to 952 square feet in the corresponding period of 1949. The average down payment required to finance a unit under the National Housing Act rose by 31 per cent from \$1,929 in the first quarter of 1948 to \$2,535 in the first quarter of 1949. This rise reflects the fact that lending values have not risen as rapidly as overall costs, partly because increases in lending values at the present time tend to have an inflationary effect on the price of new houses.⁽²⁾

Veterans' Rental Projects

The construction of rental housing units for veterans under the Central Mortgage and Housing Corporation, proceeded during the first quarter of 1949 at close to the 1948 rate. Starts were down from 334 to 208, but completions were up from 1,965 to 2,158. Units under construction at the end of March, 1949, numbered 4,761, and a further 1,179 were under contract but not yet started. Expenditures during the first three months of 1949 totalled \$12.3 million, a decline of 6 per cent from the previous year.

Veterans' Land Act, 1942

Although housing completions under the Veterans' Land Act, 1942, during the first quarter of 1949, were down notably from the corresponding period of 1948, starts were up and a larger carryover was on hand at the end of the

(1) See *Housing in Canada*, July, 1948, pp. 10-11.

(2) See also *Annual Report, 1948*, Central Mortgage and Housing Corporation, pp. 7-8, and *Housing in Canada*, January, 1949, p. 11.

quarter. Total completions numbered 697 in the 1948 quarter, and only 194 in the first three months of 1949. However, starts were up from 139 to 267 and units under construction at the end of March, 1949, numbered 2,275, as compared with 1,692 one year earlier. Expenditures on new housing construction and repairs decreased by 21 per cent from \$3.2 million in the first quarter of 1948 to \$2.6 million in the first quarter of 1949. Small holdings of the individual project type accounted for 58 per cent of the completions, 69 per cent of the starts, and 83 per cent of the construction expenditures in the 1949 period.

Armed Service Married Quarters

The construction end of the 1949 housing programme of the Department of National Defence is being carried out by the Central Mortgage and Housing Corporation and operations will be treated in following issues of *Housing in Canada*. Operations under the 1948 programme, conducted by the Department of National Defence, involved 170 starts of permanent units in the first quarter of 1949, and 545 completions. There were two temporary units started and 18 completed during the period. Construction expenditures totalled \$3.6 million. A total of 1,592 permanent and 18 temporary housing units were under construction at the end of March, 1949.

Canadian Farm Loan Act, 1927

Loans having a total value of \$9,000 for the construction of 7 new farm houses were approved during the first quarter of 1949, and 10 loans with a value of \$5,000, were approved for the alteration and improvement of existing farm homes. In the first quarter of 1948, loans were approved with a value of \$6,000 for 6 new farm houses and 18 loans with a value of \$7,000 were approved for residential improvements and alterations.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 32 loans for new farm houses and 102 loans for the improvement and alteration of existing farm residential property in the first quarter of 1949. The loans for the new units had a total value of \$49,000, and for the improvements and alterations, \$82,000. In the first quarter of 1948, loans for new farm houses were higher, 56 valued at \$77,000, and for improvements and alterations lower, 56 valued at \$44,000.

Property Management Operations, Central Mortgage and Housing Corporation

The number of rental housing units under the management of the Corporation increased from 37,115 at the end of December, 1948, to 38,939 at the end of April, 1949. Compared with the situation at the end of April, 1948, vacancies were somewhat higher .8 per cent as against .6 per cent, but still remained very low. Vacancies among the units managed by the Corporation run lower than the general average because of the particularly high demand for low and medium rental dwellings.

Rental Insurance Plan⁽¹⁾

Agreements under the Rental Insurance Plan during the first quarter of 1949 were made in respect of 49 projects involving 2,197 rental dwellings.

(1) For further details on the Rental Insurance Plan, see *Housing in Canada*, July, 1948, pp. 10-11.

Total costs per unit as estimated by applicants, averaged \$7,436. Floor areas per unit averaged 887 square feet, number of rooms 3.9, and maximum monthly rentals authorized \$81.66. Since the inception of the plan in July, 1948, a total of 87 projects involving 4,416 units have been approved. These units averaged 883 square feet with 3.9 rooms and maximum monthly rentals of \$81.62.

Under the plan the Central Mortgage and Housing Corporation guarantees to the builders or owners of approved projects, for a period not exceeding 30 years, an annual return of rentals calculated to equal 2 per cent of the owner's investment in the project.

Double Depreciation for Rental Housing Projects

Five times as many rental units were approved for double depreciation in the first quarter of 1949 as in the corresponding period of 1948. Projects numbering 25 and involving 459 dwellings received approval in the 1949 period as compared with 13 projects accounting for 91 units in the first quarter of 1948. Prospective rentals for the units approved in the first quarter of 1949 averaged \$83.27 as against \$68.07 in the first quarter of 1948.

Priorities Assistance for House-Building

Priority ratings for building materials in house-construction were approved for 2,559 housing units in the first quarter of 1949, representing a decline of 25 per cent from the first quarter of 1948. The decline is attributable mainly to the falling off of house-construction under the Integrated Housing Plan, and the small volume of construction for Armed Service Married Quarters in the first three months of the year.

Housing Corporation, Province of Ontario

Approvals of second mortgage loans by the Housing Corporation of the Province of Ontario, numbered 2,368 in the first four months of 1949, involving \$2.7 million. Since the beginning of operations in May, 1948, 6,036 loans have been approved for \$6.6 million. The loans over this period averaged \$1,090 per unit.

Loans under the Housing Corporation are authorized to the first occupants of newly-built single family units where a first mortgage has been arranged with an established lending institution. The amount of a loan may not exceed one-half the required down payment, 20 per cent of the cost of the property, or \$1,250. The loans are made at $3\frac{1}{2}$ per cent interest and amortized over 20 years. Monies are advanced on completion of the dwelling following the disbursement of the entire first mortgage. Should the property be sold subsequently, any net profit on the transaction is payable on the Provincial loan. No loans will be made where the cost of the property to the applicant exceeds \$15,000.

The Housing Corporation, Province of Ontario, was established under the terms of The Housing Development Act, 1948.⁽¹⁾

SECTION 4.—REAL ESTATE LENDING (See Tables 24 and 25)

The substantial increase in institutional mortgage lending during the first quarter of 1949 reflects the upward trend in house-building and the growing importance of housing project development with comparatively heavy loan

⁽¹⁾ 12 George VI Chapter 44, Statutes of the Province of Ontario, assented to on April 16, 1948.

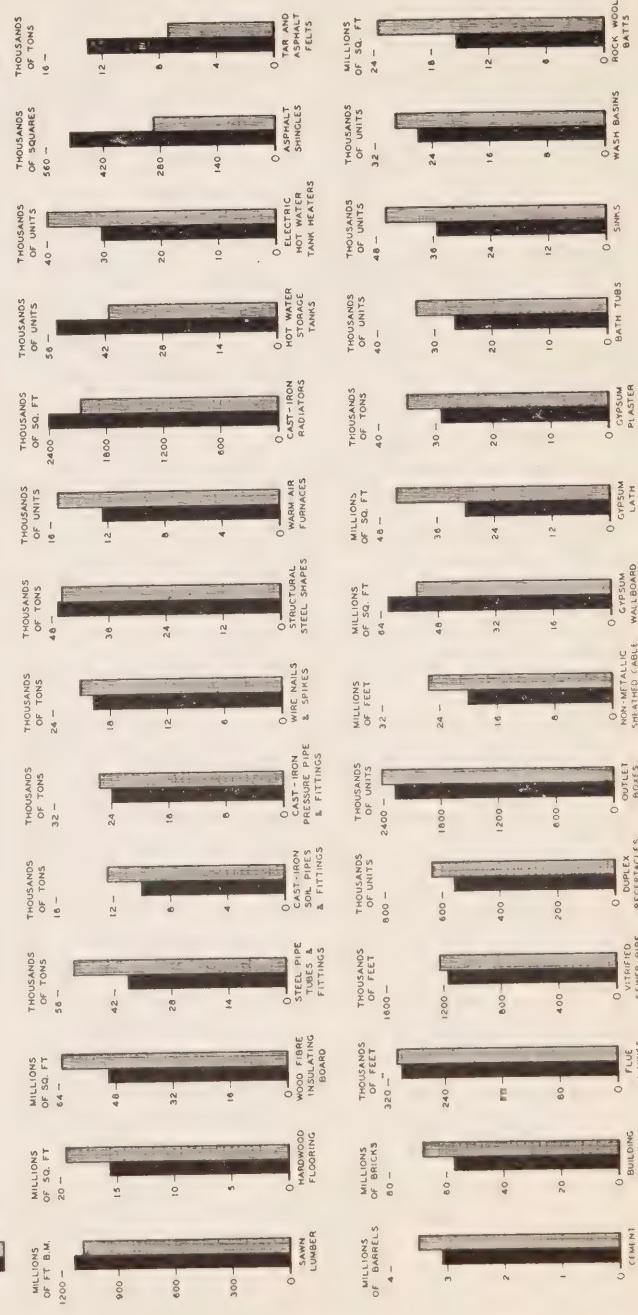
- FIGURE 3 -

VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS

- LEGEND -

1948 1949

FIRST THREE MONTHS, 1948 AND 1949.



requirements. Institutional mortgage loans during the first three months of 1949 were approved for 7,852 new non-farm housing units, an increase of 44 per cent over the corresponding period of 1948, when loans were approved in respect of 5,468 new dwellings.

Multiple units, indicating roughly the rental component, accounted for an increased proportion of the new units approved in the first quarter of 1949. Of the total of new dwellings for which loans were approved in the first quarter of 1949, 3,078 or 39 per cent were multiple, as against 1,893, or 35 per cent in the corresponding period of 1948.

SECTION 5.—BUILDING MATERIALS (See Tables 26-31)

Production of Building Materials

In the building materials field the first quarter of 1949 saw a continued trend of increase in output supported by the sustained level of construction activity (see Figure 3). Of 35 materials covered in this review, 16 showed increases in output of 20 per cent to 54 per cent in the first quarter of 1949 as compared with the first quarter of 1948. Rock wool batts led this group with an increase in output of 54 per cent, followed by concrete blocks 48 per cent, gypsum lath 47 per cent. Output of steel pipe increased 34 per cent but the gain was chiefly in larger sizes not used in house-construction. 8 materials showed increases of 3 per cent to 19 per cent. 11 declined in output. Of these, asphalt shingles and felts, which declined over 40 per cent, are in ample supply and the drop in output reflects this market condition. The same is true of loose rock wool and sawn lumber. The other materials which declined in output include cement pipe and tile, hot water storage tanks, domestic heating boilers, single pole switches, gypsum wallboard, cast-iron radiators, and structural steel.

Supply of Building Materials

With the accelerated housing programme in the first quarter of 1949, the building industry continued to press on available supplies of building materials and shortages were still present in some lines. Factory sales of 14 out of 18 materials covered in this review were higher in the first quarter of 1949 than in the corresponding period of 1948. For four other items, single pole switches, domestic heating boilers, hot water storage tanks, and gypsum wallboard, sales declined over the period.

Factory stocks of 11 out of 18 materials were higher at the end of March, 1949, than a year earlier. Three of these items, cast-iron soil pipe, rock wool batts, and non-metallic sheathed cable were in good supply at March 31. Two others, gypsum lath and wallboard, are in short supply. The remaining 6, although not short, were being absorbed at the rate of production. Stocks of 7 materials were lower at the end of March, 1949, than a year earlier. These include building brick, small sizes of steel pipe, wire nails, bath tubs and sinks, which were in short supply, cement and flue linings, which were meeting but not exceeding requirements.

Imports and Exports

Imports of glass during the first three months of 1949, at 14 million square feet, were 37 per cent lower than in the corresponding period of 1948 as a result

of adequate supplies. Imports of building board and lath rose from 2 million square feet in the first 3 months of 1948 to 35 million square feet in the first quarter of 1949. This increase was brought about by heavy domestic requirements for gypsum lath, imports of which were authorized upon certification that they would be used in house-construction. Cement imports were also increased during the period. Exports of nails, under special arrangements whereby the basic materials were imported and finished in Canada, increased from 177 tons in the first quarter of 1948 to 462 tons in the corresponding period of 1949. Brick exports rose slightly from .5 million to .7 million during the period. Exports of lumber fell off by 31 per cent from 610.9 million board feet in the first quarter of 1948 to 423.0 million board feet in the corresponding quarter of 1949. Shipments to the United States were down 135 million board feet (34 per cent), and to the United Kingdom, 96 million (56 per cent). Exports of wood shingles, pulp and fibre wallboard, and paints, pigments and varnishes, also declined.

The overall drop in exports brought about a decline in the tonnage of building materials loaded on Canadian railway cars. A group of materials, including lumber, timber, gravel, sand, crushed stone, brick, cement, sewer pipe, and drain tile, showed a total of 2.2 million tons loaded in the first quarter of 1949, as against 2.6 million in the first quarter of 1948.

Employment in Building Material Industries

Returns from a group of building material producers, employing 15 or more employees, indicate that the increase in building material production from 1948 to 1949, was accompanied by a notable rise in employment. An average of 106,000 employees were reported for the first quarter of 1949 as against 100,000 in the corresponding period of 1948.

SECTION 6.—BUILDING LABOUR (See Tables 32-41)

Employment and Earnings

Housing and other building construction activity continued to provide more jobs in the first quarter of 1949 than a year earlier. Although construction employment showed a seasonal decline of 21 per cent from 317,000 in November, 1948, to 251,000 at the beginning of March, 1949, it still remained 15 per cent above the corresponding level for the first quarter of 1948. This increase compares with a rise of only 1 per cent in total non-agricultural employment during the period. The monthly index of employment in the building industry rose 11 per cent from 290.7 at the beginning of April, 1948, to 323.8 at the beginning of April, 1949. Earnings of hourly workers in the building industry increased 6 per cent from \$.99 an hour in March, 1948, to \$1.08 in March, 1949. (see also p. 18). As a result of a small reduction in the length of the average working week, weekly earnings rose somewhat less, 5 per cent, from \$40.87 to \$44.05 during the period.

The Labour Market

Despite the increase in building and construction employment, unemployment in the construction trades in the first quarter of 1949 was considerably above the levels of the previous post-war years. The series on unplaced applicants in the construction trades, the percentage of trade union membership

unemployed in the construction trades, and the number of construction workers establishing benefit years with the Unemployment Insurance Commission, all showed increases in the first quarter of 1949 over the previous post-war years.

To a large extent, this increase in unemployment reflects the impact of seasonal influences on a construction labour force and building programme that was larger in the early months of 1949 than in the three preceding years. But it suggests also that the surplus of construction workers, characteristic of the winter season, was being absorbed by other industry to a lesser extent in the first quarter of 1949 than in 1946, 1947 and 1948. Employment in all non-agricultural industry showed little increase in the first quarter of 1949 as compared with the corresponding period of 1948. And unemployment in all non-agricultural industry estimated at 192,000 for the first week of March, 1949, was 29 per cent higher than a year earlier.

Supply of Construction Workers

The sources of new construction workers in Canada showed a decline in the first quarter of 1949. Vocational and apprenticeship trainees for the construction trades under the Dominion-Provincial training scheme numbered 5,748 at the end of March, 1949, as against 6,899 one year earlier. In addition, immigration of construction workers into Canada was down 20 per cent from 978 during the first quarter of 1948 to 783 in the corresponding period of 1949, of whom 665 were skilled and 118 semi-skilled and unskilled. Emigration of skilled construction tradesmen during the first quarter of 1949 totalled 234, resulting in a net immigration of skilled construction workers during the period of 431. This represents a decline of 46 per cent from the first quarter of 1948.

Strikes in the Building Industry

There were only two strikes in the building industry in Canada during the first four months of 1949 involving a time loss of 942 man-working-days. Strikes in the building industry are characteristically low in the late winter and early spring because of the seasonal decline in activity during those months.

SECTION 7.—BUILDING COSTS (See Tables 42-45)

Material prices and wage rates were changed little during the first quarter of 1949. Despite the increase in house-building activity over the first quarter of 1948, the demand for building materials and labour was short of the peak season levels of 1948. The combined index of wholesale prices of residential building materials and wage rates of construction workers stood at 206.9 at the end of March, 1949, as compared with 206.3 at the end of December, 1948. The level of the index at March, 1949, represents an increase of 10 per cent over the level at March, 1948, and a rise of 5 per cent over the annual average for the full year, 1948.

Material Prices, 1st Quarter, 1949

Residential building material wholesale prices increased less than 1 per cent from December of 1948 to March of 1949. Small increases in the price of the paint and glass group of materials and the plumbing and heating equipment group were offset for the most part by a moderate decline in the price of lumber. The composite price index of residential building materials stood at

224.5 in March, 1949, representing an increase of 10 per cent over the corresponding month of 1948 and a rise of 6 per cent over the average level for the full year 1948.

Wage Rates, 1st Quarter, 1949

Wage rates in the construction trades, which are characteristically stable during the first quarter, showed little change between December, 1948, and March, 1949. The composite index of wage rates in construction trades (including holiday pay allowances) stood at 182.6 in March, 1949, as against 181.8 at the end of 1948. The March level represents an increase of 10 per cent over March, 1948, and of 3 per cent over the annual average for the full year, 1948.

SECTION 8.—BUILDING INDUSTRY (See Tables 46-48)

Financial Statistics, 16 Construction Companies

Financial statistics on 16 construction companies provide some indication of increased earnings in the industry over the period 1945-1947. Net operating profit before depreciation increased from \$1.3 million in 1945 to \$1.7 million in 1946 and \$2.3 million in 1947. Information on gross sales is not available for all the companies but data relating to about half of them indicate that these profits in 1947 represented about 12 per cent of operating revenues.

An additional trend indicating the activity of the construction industry over the period is found in the heavy volume of net real investment which totalled \$5.3 million for the three years, \$3.2 million of which was in plant, property and equipment and \$2.1 million in inventories. This heavy investment although financed largely out of earnings, occasioned a decline in net working capital from \$.9 million at the end of 1945 to \$.3 million at the end of 1947.

Bankruptcies in the Construction Industry, Building Material Industries, and All Industries

The incidence of commercial failure was on the increase in the first quarter of 1949. The number of bankruptcies in the construction industry increased from 15 in the first quarter of 1948 to 28 in the corresponding period of 1949, while in the building material industries commercial failures rose from 6 to 20 over the period. However in both cases the average amount of defaulted liabilities per firm declined, indicating the vulnerability of some marginal small enterprises.

Common Stock Prices

Common stock prices of 16 building material companies were 6 per cent higher in April of 1949 than a year earlier. Over the same period the index of stock prices for industrial producers in general declined by 4 per cent.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1.— NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,⁽¹⁾
1945 — MARCH, 1949.

Period	Births	Deaths	Marriages
1945	288,730	113,414	108,031
1946	330,732	114,931	134,088
1947			
1st Quarter	89,112	30,851	17,279
2nd Quarter	96,556	30,157	37,864
3rd Quarter	91,771	27,119	41,472
4th Quarter	81,864	29,541	30,696
Total, 1947 ⁽²⁾	359,303	117,668	127,311
1948			
January	26,125	10,912	5,668
February	25,710	10,295	5,617
March	27,233	10,154	4,982
1st Quarter	79,068	31,361	16,267
April	30,683	10,782	7,731
May	29,379	10,081	9,570
June	29,857	9,685	16,110
2nd Quarter	89,919	30,548	33,411
July	29,317	9,091	15,179
August	31,002	9,635	12,443
September	29,881	8,830	14,591
3rd Quarter	90,200	27,556	42,213
October	30,118	9,521	12,894
November	26,877	9,462	10,101
December	29,507	11,022	8,751
4th Quarter	86,502	30,005	31,746
Total, 1948 ⁽²⁾	345,689	119,470	123,637
1949			
January	23,637	8,870	4,905
February	24,446	8,787	5,229
March	29,401	11,123	5,341
1st Quarter	77,484	28,780	15,475

(1) Excluding Yukon and Northwest Territories.

(2) Preliminary.

TABLE 2.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945—MARCH, 1949.

Period	Males				Females				18 Years and Over				Under 18 Years				Total
	Married		Single	Sub-total	Married		Single	Sub-total	Male		Female	Sub-total	Male		Female	Sub-total	
	Married	Single			Married	Single			Male	Female		Male	Female		Male	Female	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722	7,248	7,720	7,449	
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719	1,509	1,509	6,648	
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127	5,011	5,011	9,168	
1948																	
January	1,417	2,322	3,739	1,465	2,044	3,509	2,986	2,794	5,780	753	715	1,468	7,248				
February	1,154	1,651	2,805	1,117	1,287	2,404	2,234	1,904	4,138	571	500	1,071	5,209				
March	2,247	3,251	5,498	2,214	2,907	5,121	4,184	3,963	8,147	1,314	1,158	2,472	10,619				
1st Quarter	4,818	7,224	12,042	4,796	6,238	11,034	9,404	8,661	18,065	2,638	2,373	5,011	23,076				
April	2,119	3,449	5,568	1,672	2,166	3,848	4,630	3,008	7,638	938	840	1,778	9,416				
May	1,915	3,392	5,307	1,838	2,315	4,153	4,141	3,076	7,217	1,166	1,077	2,243	9,460				
June	3,431	5,597	9,028	2,659	3,636	6,295	7,382	4,747	12,129	1,646	1,548	3,194	15,323				
2nd Quarter	7,465	12,438	19,903	6,169	8,117	14,296	16,153	10,831	26,984	3,750	3,465	7,215	34,199				
July	2,293	3,661	5,954	2,086	3,063	5,149	4,770	4,004	8,774	1,184	1,145	2,329	11,103				
August	2,464	3,711	6,175	2,005	2,778	4,783	4,995	3,616	8,611	1,180	1,167	2,347	10,958				
September	2,439	3,376	5,815	2,448	3,608	6,056	4,383	4,755	9,138	1,332	1,301	2,733	11,871				
3rd Quarter	7,196	10,748	17,944	6,539	9,449	15,988	14,148	12,375	26,523	3,796	3,613	7,409	33,932				
October	2,399	3,925	6,324	2,708	4,051	6,759	4,920	5,405	10,325	1,404	1,354	2,758	13,083				
November	2,037	3,726	5,763	2,175	3,191	5,366	4,473	4,238	8,711	1,290	1,128	2,418	11,129				
December	1,928	3,186	5,114	2,289	2,592	4,881	3,888	3,681	7,569	1,226	1,200	2,426	9,995				
4th Quarter	6,364	10,837	17,201	7,172	9,834	17,006	13,281	13,324	26,605	3,920	3,682	7,602	34,207				
Total, 1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414				
1949																	
January	1,513	2,214	3,727	1,607	2,115	3,722	2,884	2,845	5,729	843	843	1,720	7,449				
February	1,224	2,325	3,549	1,451	1,648	3,099	2,797	2,342	5,139	752	757	1,509	6,648				
March	1,939	2,945	4,884	1,991	2,303	4,294	3,690	3,104	6,794	1,194	1,180	2,374	9,168				
1st Quarter	4,676	7,484	12,160	5,049	6,066	11,115	9,371	8,291	17,662	2,789	2,814	5,603	23,265				

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 3.— NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, 1945 — APRIL, 1949.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽¹⁾
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404 ⁽³⁾	79,359	—(2)
1948 ⁽⁴⁾	95,340 ⁽³⁾	81,243	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948 ⁽⁴⁾			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529
1st Quarter	6,678	11,569	—
April	8,274	6,729	39,180
May	11,407	6,284	44,572
June	13,409	5,946	52,143
2nd Quarter	33,090	18,959	—
July	9,684	6,073	55,686
August	11,013	6,970	59,732
September	10,651	6,667	63,656
3rd Quarter	31,348	19,710	—
October	7,437	8,164	62,890
November	7,795	9,701	61,093
December	3,846	7,994	56,456
4th Quarter	19,078	25,859	—
Total, 1948 ⁽⁴⁾	90,194	76,097	—
1949 ⁽⁴⁾			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,376	46,886
1st Quarter	8,396	17,826	—
April	8,466	7,251	48,080

(1) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 79).

(2) Not available.

(3) Estimated.

(4) Data for 1948 and 1949 exclude Yukon and Northwest Territory.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,
1946—APRIL, 1949.

Period	Starts			Completions			Under Construction (At End of Period)		
	Veterans' Projects by C.M.H.C.	Intergated Housing Enterprises	Total	Other	Intergated Housing Enterprises	Total	Other	Intergated Housing Enterprises	Total
1946 December	—	—	—	—	—	—	—	3,557	2,811
1947	5,147	502	5,088	35,090	45,827	4,473	3,910	2,500	34,470
1948	136	—	185	978	1,299	450	189	414	2,132
January	50	—	132	1,282	1,464	600	70	404	1,834
February	189	1	450	1,760	2,400	567	45	417	2,167
March	375	1	767	4,020	5,163	1,617	304	1,235	6,133
1st Quarter	24	—	—	—	—	—	—	9,289	—
April	350	—	482	4,577	5,409	791	—	487	2,684
May	335	—	521	4,851	5,707	653	—	563	2,942
June	905	—	913	6,159	7,977	474	—	380	2,902
2nd Quarter	1,590	—	1,916	15,587	19,093	1,918	—	1,430	8,528
3rd Quarter	3,649	—	1,649	14,397	19,695	1,033	—	1,750	8,167
4th Quarter	1,613	—	1,085	11,022	13,720	988	1	1,583	13,320
Total, 1948	7,227	1	5,417	45,026	57,671	5,556	305	5,998	36,148
1949	54	—	133	1,806	1,993	486	—	381	3,685
January	27	—	329	988	1,344	597	—	562	2,658
February	121	—	120	2,727	2,968	847	—	295	3,627
March	202	—	582	5,521	6,305	1,930	—	1,238	9,970
1st Quarter	171	—	100	5,635	5,806	690	—	532	3,984
Total	—	—	—	—	—	—	—	5,206	3,516
Under Construction (At End of Period)	—	—	—	—	—	—	—	—	—
1949	27,589	—	—	—	—	—	—	—	—
January	27,624	—	—	—	—	—	—	—	—
February	26,180	—	—	—	—	—	—	—	—
March	25,381	—	—	—	—	—	—	—	—
1st Quarter	—	—	—	—	—	—	—	—	—
Total	29,510	—	—	—	—	—	—	—	—

(1) Data for 1948 and 1949 adjusted (see p. 80).
(2) Revised in accordance with year-end review.
(a) Preliminary.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—MARCH, 1949.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4	2.4	33.7	478	5,334	5,812
May	33.3	3.5	36.8	397	5,880	6,277
June	33.8	2.8	36.6	659	5,570 ⁽¹⁾	6,229 ⁽¹⁾
2nd Quarter	98.5	8.7	107.1	1,534	16,784 ⁽¹⁾	18,318 ⁽¹⁾
July	29.4	2.4	31.8	657	4,590	5,247
August	29.1	2.2	31.3	386	4,791	5,177
September	24.7	1.9	26.6	561	4,004	4,565
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
October	24.6	1.9	26.5	881	3,595	4,476
November	22.1	1.4	23.5	591	3,164	3,755
December	18.8	1.2	20.0	395	2,917	3,312
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838 ⁽¹⁾	51,311 ⁽¹⁾
1949						
January	8.7	.9	9.5	351	1,296	1,647
February	10.4	1.1	11.5	439	1,370	1,809
March	27.0	1.7	28.7	1,001	3,668	4,669
1st Quarter	46.1	3.7	49.7	1,791	6,334	8,125

(1) Revised.

TABLE 6.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—APRIL, 1949.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531
May	2.4	49.4	51.8	301	10,442	10,743
June	1.7	39.2	40.9	211	6,734	6,945
2nd Quarter	6.0	119.9	125.9	757	22,462	23,219
July	3.0	35.3	38.3	427	6,830	7,257
August	2.7	41.7	44.5	329	7,287	7,616
September	1.4	32.7	34.1	170	6,947	7,117
3rd Quarter	7.1	109.7	116.9	926	21,064	21,990
October	2.5	29.7	32.1	289	5,011	5,300
November	6.7	23.1	29.8	783	3,908	4,691
December	2.7	15.1	17.8	317	2,495	2,812
4th Quarter	11.9	67.9	79.7	1,389	11,414	12,803
Total, 1948	30.1	342.9	373.1	3,731	62,500	66,231
1949						
January	15.1	15.2	30.3	2,000	2,334	4,334
February	3.8	15.5	19.2	446	2,313	2,759
March	5.8	14.1	19.9	676	2,266	2,942
1st Quarter	24.7	44.8	69.5	3,122	6,913	10,035
April	5.2	31.1	36.4	610	4,880	5,490

(1) Estimated (see p. 80).

SECTION 3
PUBLICLY-ASSISTED HOUSE-BUILDING

**TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING
UNITS FINANCED, CANADA, FEBRUARY, 1945 — APRIL, 1949.⁽¹⁾**

Period	Number of Loans ⁽²⁾	Number of Housing Units ⁽²⁾	Amount of Loans ⁽²⁾ (\$'000)
1945 ⁽³⁾	5,142	5,695	23,832
1946.....	8,429	13,042	61,635
1947			
1st Quarter.....	718	888	4,114
2nd Quarter.....	4,119	4,642	22,473
3rd Quarter.....	2,886	3,598	17,348
4th Quarter.....	2,826	3,606	17,775
Sub-total	10,549	12,734	61,709
1948			
January.....	507	540	2,644
February.....	531	628	3,006
March.....	906	1,294	6,368
1st Quarter.....	1,944	2,462	12,018
April.....	1,529	1,895	9,698
May.....	1,953	2,361	12,515
June.....	1,850	2,408	12,696
2nd Quarter.....	5,332	6,664	34,909
July.....	1,811	2,152	11,453
August.....	1,647	1,858	9,937
September.....	2,164	2,556	13,570
3rd Quarter.....	5,622	6,566	34,960
October.....	1,610	1,756	9,512
November.....	1,243	1,693	8,796
December.....	1,187	1,640	8,433
4th Quarter.....	4,040	5,089	26,741
Sub-total	16,938	20,781	108,629
1949			
January ⁽⁴⁾	816	1,559	8,314
February.....	783	1,356	7,403
March.....	1,137	1,845	9,879
1st Quarter.....	2,736	4,760	25,596
April ⁽⁵⁾	1,603	1,923	10,218
Total, Feb. 1, 1945 — April 30, 1949	45,397	58,935	291,619

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
FIRST QUARTERS, 1948 AND 1949.

Type of Loan	First Quarter, 1948(1)			First Quarter, 1949		
	Number of Loans	Number of Housing Units	Amount (\$'000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units
<i>Housing for Home-Ownership</i>						
Loans to home-owners	386	390	1,926	4,939	645	670
Loans to builders for sale:						
Integrated housing	969(2)	1,150	5,755	5,004	192(2)	225
Other	503	541	2,778	5,135	1,768	1,955
Sub-total	1,858(2)	2,081	10,459	5,026	2,605(2)	2,850
<i>Housing for Rental Purposes</i>						
Loans to individuals	85	381	1,475	3,871	129	1,895
Primary industries	—	—	—	—	—	—
Limited Dividend Corporations	—	—	—	—	2	15
Sub-total	85	381	1,475	3,871	131	1,910
Total Gross Loans	1,943	2,462	11,934	4,847	2,736	4,760

(1) Data have been revised in accordance with year-end review.
(2) Include a number of loans on duplexes, part of which may be for rent.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾

ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
 AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,
 FIRST QUARTERS, 1948 AND 1949.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land	Construction	Other	Total	Lending Value	Loan	Finished Floor Area	Con- struction Cost per Sq. Ft.
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Sq. Ft.	\$
1948—First Quarter ⁽²⁾											
Single 1-Storey	982	982	4,541	472	5,889	94	6,455	5,416	4,624	832	7.08
Single 1½-Storey	447	447	2,623	561	7,033	156	7,750	6,928	5,869	992	—
Semi-Detached	168	171	1,084	662	8,411	172	9,245	7,948	6,341	1,289	6.52
Duplex	51	74	378	487	6,800	196	7,483	6,403	5,102	968	7.03
Triplex	14	28	119	380	6,225	139	6,744	5,398	4,248	893	6.97
Double Duplex	7	21	81	355	5,882	61	6,298	4,976	3,871	986	5.97
Row House	69	148	656	379	5,892	248	6,519	5,563	4,430	906	6.50
Apartment	185	386	1,620	263	5,233	110	5,606	5,222	4,197	902	5.80
Total(2)	20	205	832	371	5,583	366	6,320	5,184	4,056	868	6.43
Total(2)	1,943	2,462	11,934	453	6,175	148	6,776	5,851	4,847	917	6.64
1949—First Quarter											
Single 1-Storey	1,163	1,163	5,896	651	7,207	133	7,991	6,111	5,070	893	8.07
Single 1½-Storey	770	770	4,470	689	7,982	173	8,844	7,117	5,806	1,023	—
Semi-Detached	328	331	2,134	718	9,274	198	10,190	8,147	6,448	1,315	7.05
Duplex	117	134	824	600	8,891	222	9,713	7,878	6,150	1,227	7.25
Triplex	70	140	633	6,808	177	7,306	5,771	4,518	4,518	1,115	6.50
Double Duplex	14	42	187	653	7,570	325	8,548	5,650	4,445	1,045	7.25
Row House	72	154	757	437	7,297	267	8,001	6,289	4,916	1,032	7.07
Apartment	141	288	1,237	303	5,557	167	6,027	5,491	4,295	937	5.93
Total(3)	58	1,691	9,285	297	6,390	547	7,240	6,237	5,491	852	7.50
Total(3)	2,733	4,713	25,424	495	7,129	305	7,929	6,467	5,394	952	7.43

(1) Excluding loan approvals under Sections 9 and 9A.

(2) Revised in accordance with year-end review.

(3) Excludes one loan for \$150,000 approved for a staff house to contain 32 units.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946—MARCH, 1949.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947				
1st Quarter	3	5	9,750	1,950
2nd Quarter	4	7	12,975	1,854
3rd Quarter	2	2	3,400	1,700
4th Quarter	?	2	4,650	2,325
Sub-total	11	16	30,775	1,923
1948				
January	0			—
February	1	1	1,000	1,000
March	0			—
1st Quarter	1	1	1,000	1,000
2nd Quarter	0			—
July	0	—	—	—
August	1	2	3,000	1,500
September	1	1	3,000	3,000
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Sub-total	3	4	7,000	1,750
1949				
1st Quarter	0	—	—	—
Total, April, 1946 —March, 1949	39	68	114,090	1,678

TABLE 11.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941—MARCH, 1949.

Period	Number of Housing Units			Actual Expenditure (\$'000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941–1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,392
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947							
1st Quarter	180	2,055	2,191	5,472	6	325	5,803
2nd Quarter	1,367	1,654	1,904	3,419	7	410	3,836
3rd Quarter	2,780	890	3,794	7,545	3	526	8,074
4th Quarter	2,382	822	5,354	10,265	5	632	10,902
Sub-total	6,709	5,421	—	26,701	21	1,893	28,615
1948							
January	21	508	4,867	3,821	—	198	4,019
February	214	731	4,350	3,303	2	239	3,544
March	99	726	3,723	5,225	3	355	5,583
1st Quarter	334	1,965	—	12,349	5	792	13,146
April	530	1,040	3,213	409	—	68	477
May	371	813	2,771	1,937	—	267	2,204
June	1,042	671	3,142	2,022	—	356	2,378
2nd Quarter	1,943	2,524	—	4,368	—	691	5,059
July	987	563	3,566	2,916	—	352	3,268
August	1,389	358	4,597	2,976	1	338	3,315
September	1,455	436	5,616	5,077	3	482	5,562
3rd Quarter	3,831	1,357	—	10,969	4	1,172	12,145
October	1,364	264	6,716	7,182	10	177	7,369
November	588	363	6,941	5,464	8	329	5,801
December	241	461	6,721	8,848	12	535	9,395
4th Quarter	2,193	1,088	—	21,494	30	1,041	22,565
Sub-total	8,301	6,934	—	49,180	39	3,696	52,915
1949							
January	54	521	6,254	951	—	294	1,245
February	27	656	5,615	4,028	2	151	4,180
March	127	981	4,761	6,320	2	570	6,892
1st Quarter	208	2,158	—	11,299	4	1,015	12,318
Total, April, 1941							
March, 1949	45,055	40,284	—	182,435	13,890	25,454	221,780

(1) Operations during 1941–1947 conducted by Wartime Housing Limited.

(2) Covers period April, 1941—December 31, 1945.

TABLE 12.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND
HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS,
CANADA, 1945—APRIL, 1949.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	88	4,698	8
April	82	3,912	7
May	92	5,186	5
June.....	90	6,410	4
July.....	81	6,588	1
August.....	93	7,775	1
September.....	107	8,442	1
October.....	111	8,569	1
November.....	110	8,216	1
December.....	104	7,745	1
1949—January.....	97	7,235	1
February.....	91	6,755	1
March.....	84	5,940	1
April.....	73 ⁽²⁾	5,049	1

(1) Operations during 1945–47 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at April 30 total 65.

TABLE 13.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1948, AND MARCH, 1949.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		March, 1948	Dec., 1948	March, 1949
1.	Excavation.....	975	1,024	1,179
2.	Foundation.....	1,253	1,296	1,450
3.	Water and sewer under building....	1,726	3,021	2,646
4.	Framing.....	1,416	2,551	1,645
5.	Doors, frames and window sash....	1,659	3,665	1,787
6.	Chimneys.....	1,764	4,357	2,518
7.	Roofs shingled.....	1,666	3,942	1,955
8.	Plumbing roughed in.....	1,780	4,554	2,320
9.	Wiring roughed in.....	2,017	5,138	2,704
10.	Insulation.....	2,318	5,705	3,042
11.	Wall and ceiling board and taping..	2,612	6,274	3,536
12.	Finished flooring laid.....	2,533	6,373	3,657
13.	Exterior finish, including siding and trim.....	2,306	5,205	2,860
14.	Porches.....	2,167	5,390	3,411
15.	Interior trim.....	2,997	7,118	4,208
16.	Interior painting.....	4,062	7,482	5,260
17.	Hardware.....	3,851	7,327	5,133
18.	Plumbing fixtures.....	3,815	7,278	5,025
19.	Electrical work complete.....	4,137	7,482	5,393
20.	Exterior painting.....	6,401	8,575	8,615
21.	Water and sewer to main.....	3,085	3,866	2,852
22.	Electrical services connected.....	4,374	7,529	5,497
23.	Final inspection.....	4,698	7,745	5,940

TABLE 14.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
 NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,
 BY TYPE OF PROJECT, CANADA,
 SEPTEMBER 23, 1943—MARCH, 1949.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$'000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Mar., 1949	2,673	17,591(1)	4,139	1,492	23,222(1)
2. Small Holdings, Individual Projects, Sept. 23, 1943—Mar., 1949	12,699(1)	35,723(1)	4,382	18,504(1)	58,609(1)
3. Full-Time Farming, Sept. 23, 1943—Mar., 1949	7,614(1)	1,819	4,204(1)	15,104(1)	21,127(1)
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Mar., 1949	2,934	2,484	387(1)	680(1)	3,551(1)
5. Total, All Projects, Sept. 23, 1943—Mar., 1949	25,920(1)	57,617	13,112(1)	35,780(1)	106,509(1)

(1) Revised (see p. 81).

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
 COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE,
 BY TYPE OF PROJECT, CANADA,
 SEPTEMBER 23, 1943—MARCH, 1949.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construction	New Construction	Housing Units Completed, Current Construction, Repairs and Other Services	Land and Existing Buildings
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1948 1948—1st Quarter 1949—1st Quarter	2,673 4 —	— — —	21,231(1) 614 —	1,490 — 2	22,721(1) 614 2
Sub-total, Sept. 23, 1943— Mar. 31, 1949	2,673	—	21,231	1,492	22,723
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1948 1948—1st Quarter 1949—1st Quarter	2,910 610 112	1,657 1,135 1,728	22,836 2,102 2,194	30,581 1,686 656	53,417 3,788 2,850
Sub-total, Sept. 23, 1943— Mar. 31, 1949	3,022	—	25,030	31,237	56,267(2)
3. Full-time Farming. Sept. 23, 1943—Dec. 31, 1948 1948—1st Quarter 1949—1st Quarter	430 28 41	252 320 230	4,043 277 241	65,985 3,256 2,081	70,028 3,533 2,322
Sub-total, Sept. 23, 1943— Mar. 31, 1949	471	—	4,284	68,066	72,350(2)
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1948 1948—1st Quarter 1949—1st Quarter	426(3) 55(3) 41(3)	293(3) 237(3) 317(3)	2,703 203 209	784 59 46	3,487 262 255
Sub-total, Sept. 23, 1943— Mar. 31, 1949	467	—	2,912	830	3,742
5. All Projects, Sept. 23, 1943—Dec. 31, 1948 1948—1st Quarter 1949—1st Quarter	6,439 697 194	2,202 1,692 2,275	50,813(1) 3,196 2,644	98,840 5,001 2,785	149,653(1) 8,196 5,429
Total, September 23, 1943— March 31, 1949	6,633	—	53,457	101,625	155,082

(1) Revised (see p. 82).

(2) In addition to the amounts shown for Small Holdings, Individual Projects and for Full-Time Farming there were expenditures for mortgage loans under Section 13 of The Veterans' Land Act. For land and existing improvements these amounted to \$388,414 at the end of December, 1948, and \$23,207 during the first quarter, 1949; for permanent improvements they amounted to \$178,641 at the end of December, 1948, and \$17,944 during the first quarter, 1949.

(3) Does not include housing units completed or under construction on Indian reservations, data for which are not presently available.

TABLE 16.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA.
1947—MARCH, 1949 (1)

Type of Unit	Starts				Completions				Under Construction (At End of Period)				Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099(2)	522	522	522	1,043		
1948	203	146	349	14	98	112	712	624	1,336	1,015	243	243	1,258		
1st Quarter															
2nd Quarter	760	20	780	39	85	124	1,433	559	1,992	1,487	226	226	1,713		
3rd Quarter	587	7	594	67	324	391	1,953	179	2,132	3,960	167	167	4,127		
4th Quarter	257	1	258	243	136	379	1,967	30	1,997	4,383	—	—	4,383		
Sub-total	1,807	174	1,981	363	643	1,006	—	—	—	10,845	636	636	11,481		
1949															
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	2	3,558		
Total, Jun., 1947— March, 1949	2,458	1,000	3,458	926	1,095	2,021	—	—	—	14,923(3)	1,160	1,160	16,082(3)		

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) In addition to the amounts shown, expenditures of \$39,000 were made in 1946.

TABLE 17. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — MARCH, 1949.

Period	Residential Construction							
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes		Total	
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929—Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948								
January	4	3	13	4	142	373	143	380
February	1	2	3	2	64	172	64	176
March	1	1	2	1	27	75	27	77
1st Quarter	6	6	18	7	233	620	234	633
April	0	—	1	—	22	56	22	56
May	3	3	5	2	76	198	76	204
June	7	10	17	7	197	505	200	521
2nd Quarter	10	12	23	10	295	759	298	781
July	12	16	18	7	242	584	244	607
August	10	10	26	15	216	514	219	538
September	9	12	16	6	206	523	206	541
3rd Quarter	31	38	60	28	664	1,620	669	1,686
October	5	8	9	5	197	519	198	531
November	8	19	19	10	213	555	216	583
December	2	3	16	7	211	590	213	600
4th Quarter	15	29	44	21	621	1,664	627	1,714
Sub-total	62	85	145	66	1,813	4,663	1,828	4,814
1949								
January	6	7	8	3	151	446	152	457
February	0	0	2	2	58	181	58	182
March	1	2	0	—	43	133	44	135
1st Quarter	7	9	10	5	252	760	254	774
Total, May, 1929—March, 1949	—	—	—	—	—	—	32,254	68,966

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — MARCH, 1949.

Period	Residential Construction							
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes		Total	
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945(1)	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948								
January	12	21	22	17	1,152	1,083	1,186	1,122
February	17	26	13	13	1,101	1,027	1,131	1,065
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	77	56	44	4,147	3,788	4,259	3,908
April	27	40	45	43	2,903	2,447	2,975	2,530
May	33	44	40	34	3,468	2,950	3,541	3,029
June	46	50	72	72	2,825	2,647	2,943	2,770
2nd Quarter	106	134	157	150	9,196	8,044	9,459	8,329
July	41	55	48	43	3,225	3,252	3,314	3,350
August	29	40	51	40	4,033	4,483	4,113	4,564
September	10	12	40	34	2,323	2,556	2,373	2,602
3rd Quarter	80	108	139	116	9,581	10,292	9,800	10,516
October	30	48	69	48	2,836	2,722	2,935	2,818
November	39	53	56	38	2,356	2,165	2,451	2,255
December	17	29	47	38	1,463	1,438	1,527	1,504
4th Quarter	86	129	172	124	6,655	6,325	6,913	6,578
Sub-total	328	448	524	434	29,579	28,449	30,431	29,331
1949								
January	9	10	26	21	1,493	1,507	1,528	1,537
February	10	16	22	16	1,445	1,421	1,477	1,453
March	13	23	54	46	3,254	3,143	3,321	3,212
1st Quarter	32	49	102	82	6,071	6,192	6,326	6,203
Total, March, 1945 — March, 1949	1354	1,652	1,671	1,231	73,119	64,073	76,144	66,956

(1) Covers period March 1 — December 31.

TABLE 19.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947—APRIL, 1949.

As at End of Month	Units in New Structures						Home Conversion Plan			All Units		
	Single Units			Multiple Units			Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant				
1947												
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6		
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5		
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5		
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5		
1948												
January	30,551	.4	1,032	.3	31,583	.4	2,079	—	33,662	.4		
February	31,056	.5	1,117	—	32,173	.5	2,065	—	34,238	.4		
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4		
April	31,945	.7	1,140	—	33,085	.7	2,065	—	35,150	.6		
May	32,713	.8	1,142	—	33,855	.7	2,039	—	35,894	.7		
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7		
July	33,774	.4	1,142	—	34,916	.4	2,005	—	36,921	.4		
August	34,041	.5	1,142	—	35,183	.4	1,991	—	37,174	.4		
September	33,731	.4	1,392	—	35,123	.4	1,990	—	37,113	.4		
October	33,676	.4	1,310	—	34,986	.4	1,924	—	36,910	.4		
November	34,045	.3	1,336	—	35,381	.3	1,867	—	37,248	.3		
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3		
1949												
January	34,182	.4	1,416	.1	35,598	.3	1,791	.3	37,389	.3		
February	34,613	.6	1,466	—	36,079	.6	1,770	.5	37,849	.6		
March	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7		
April(1)	35,817	.8	1,533	.3	37,350	.8	1,589	1.1	38,939	.8		

(1) Preliminary.

TABLE 20.—OPERATIONS UNDER THE RENTAL INSURANCE PLAN, NUMBER OF PROJECTS AND UNITS APPROVED, AND AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, CAVANA, JUN. X, 1948—MARCH, 1949.

Period	Total Approvals			Average Per Unit			
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948							
July	1	28	225	4.0	865	8,036	83.83
August	1	15	109	4.0	912	7,320	69.00
September	8	420	3,078	4.0	904	7,328	80.00
3rd Quarter	10	463	3,413	4.0	902	7,371	79.83
October	6	131	905	4.1	881	6,907	78.67
November	9	689	4,968	3.8	854	7,210	82.17
December	13	936	6,962	3.9	885	7,438	82.42
4th Quarter	28	1,756	12,835	3.9	872	7,309	82.00
Sub-total	38	2,219	16,247	3.9	879	7,322	81.58
1949							
January	9	382	2,806	3.8	912	7,345	83.65
February	12	672	4,971	3.8	907	7,398	83.88
March	28	1,143	8,559	3.9	854	7,488	79.68
1st Quarter	49	2,197	16,336	3.9	887	7,436	81.66
Total July, 1948							
—March, 1949	87	4,416	32,583	3.9	883	7,378	81.62

TABLE 21. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,
JUNE, 1947 — APRIL, 1949.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost (\$000)	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Construction \$	Equipment and Other \$	Total \$	Floor Area per Housing Unit Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
1947(1)	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948											
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
2nd Quarter	13	144	1,218	214	7,407	392	8,013	1,019	7.16	4.8	47.70
3rd Quarter	5	42	242	164	5,291	307	5,762	1,055	5.02	4.3	67.68
4th Quarter	9	128	892	237	6,317	416	6,970	956	6.61	4.6	71.78
Total, 1948	40	405	2,910	270	6,404	373	7,047	981	6.44	4.6	61.96
1949											
January	5	128	874	298	5,915	614	6,827	861	6.87	3.6	85.35
February	8	101	669	343	5,960	320	6,623	974	6.12	4.6	76.01
March	12	230	1,685	451	6,403	473	7,327	976	6.56	3.9	85.30
1st Quarter	25	459	3,228	385	6,169	479	7,033	944	6.54	4.0	83.27
April	5	81	550	371	5,746	669	6,786	889	6.23	3.8	75.95
Total, June, 1947 — April, 1949	98	1,315	9,232	299	6,144	535	6,977	959	6.37	4.4	69.16

(1) Covers period June to December.

TABLE 22.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—APRIL, 1949.

Period	Veterans' Land Act, 1942	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1048	Rental Housing Projects	Armed(1) Service Married Quarters	Miscellaneous		Total
								New	Conversion	
1945(2)	2,657	6,923	—	—	—	—	—	1,000	238	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	25,788
1947	1,213	7,282	17	5,748	9,132	542	812	1,496	1,220	20,909
1948	118	520	—	1,180	503	64	369	363	278	—
1st Quarter	282	3,565	—	2,654	850	222	447	50	124	3,395
2nd Quarter	480	3,720	—	1,614	971	509	755	153	270	8,333
3rd Quarter	346	516	—	872	896	884	429	18	56	8,472
4th Quarter	—	—	—	6,320	3,220	1,679	2,000	584	728	220
Sub-total	1,226	8,321	—	—	—	—	—	—	—	4,237
1949	38	220	—	447	126	676	—	6	—	1,513
January	41	—	—	16	115	40	—	—	—	212
February	30	320	—	96	104	189	—	—	—	834
March	109	540	—	559	345	905	—	95	—	2,559
1st Quarter	42	159	—	194	74	204	—	101	—	618
April	—	—	—	—	—	—	—	—	5	—
Total, Aug. 23, 1945	—	—	—	—	—	—	—	—	—	—
—April, 1949	6,950	28,435	3,332	16,059	19,987	3,330	2,812	4,216	3,436	5,632
										94,189

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.
 (2) Covers period August 23—December 31.

TABLE 23.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO,
 NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS, AND
 AVERAGE LOAN PER UNIT,
 MAY, 1948 — APRIL, 1949.

Period	Number of Loans and Housing Units Approved	Amount of Loans Approved (\$000)	Average Loan Per Unit \$
1948			
May-June.....	597	623	1,044
July.....	330	343	1,041
August.....	404	421	1,042
September.....	495	527	1,065
3rd Quarter.....	1,229	1,292	1,051
October.....	564	608	1,079
November.....	534	587	1,099
December.....	744	819	1,101
4th Quarter.....	1,842	2,015	1,094
Sub-total	3,668	3,929	1,071
1949			
January.....	536	603	1,124
February.....	588	705	1,199
March.....	681	705	1,035
1st Quarter.....	1,805	2,013	1,115
April.....	563	638	1,133
Total, May, 1948— April, 1949	6,036	6,580	1,090

SECTION 4
REAL ESTATE LENDING

TABLE 24.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947—MARCH, 1949.

Period	Non-Farm—Residential Real Estate						Non-Farm—Other Real Estate						Farms			Total			
	New Construction			Existing Property			New Construction			Existing Property			Number of Loans		Amount of Loans (\$000)		Number of Loans		
	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Number of Loans	Amount of Loans (\$000)	Number of Loans	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	
1947	19,603	25,582(1)	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134					
1948																			
1st Quarter	4,098	5,468	23,710	4,521	7,302	18,204	262	9,900	457	11,436	289	1,264	9,627	64,515					
2nd Quarter	8,008	10,342	48,776	6,728	10,748	27,765	312	9,863	575	15,194	567	2,232	16,190	103,830					
3rd Quarter	8,973	10,684	50,954	6,083	9,180	23,800	293	7,620	366	7,860	295	1,216	16,010	91,449					
4th Quarter	7,517	9,643	45,094	5,160	8,085	22,233	255	6,168	399	8,052	442	1,964	13,773	83,510					
Total, 1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304					
1949																			
January	1,782	2,665	11,843	1,204	1,821	4,860	63	1,892	95	2,240	78	388	3,222	21,223					
February	1,545	2,078	9,848	1,386	2,294	5,857	96	3,448	102	1,943	79	417	3,208	21,514					
March	2,144	3,109	15,215	1,830	2,853	7,682	79	1,992	160	4,497	98	486	4,311	29,872					
1st Quarter	5,471	7,852	36,907	4,420	6,968	18,399	238	7,333	357	8,680	255	1,291	10,741	72,609					

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 25 because in two instances one loan covered several single dwellings (see footnotes 1, page 45, and 3, page 46, of Table 25).

TABLE 25.—GROSS MORTGAGE LOANS APPROVED ON NEW NONFARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—MARCH, 1949.

Period	Life Insurance Companies				Trust Companies				Loan Companies			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)
1947	14,336(1)	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664
1948	2,971	14,145	405	1,498	5,695	222	920	23	111	272	358	1,448
1st Quarter	5,835	30,613	657	2,492	9,962	464	2,316	33	121	220	735	3,256
2nd Quarter	6,765	35,415	500	1,875	7,464	486	2,330	24	66	181	932	3,672
3rd Quarter	5,194	27,629	524	2,226	9,008	392	1,847	26	87	203	1,059	4,188
4th Quarter	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	876	3,084	12,564
Total, 1948												
1949	1,232	6,531	226	1,030	3,741	85	441	4	27	68	198	797
January	5,542	143	613	2,423	132	469	1	2	13	22	992	24
February	1,383	7,447	195	1,036	4,635	200	1,189	6	19	69	221	954
March	3,611	19,520	564	2,679	10,800	417	2,099	11	48	150	641	2,743
1st Quarter												

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 25.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—MARCH, 1949.—Continued.

Period	Fraternal Societies(1)			Fire Insurance Companies			All Lending Institutions(2)		
	Single Units		Multiple Units		Single Units		Multiple Units		Multiple Units
	Number of Loans (\$'000)	Amount (\$'000)	Number of Loans (\$'000)	Amount (\$'000)	Number of Loans (\$'000)	Amount (\$'000)	Number of Loans (\$'000)	Amount (\$'000)	Number of Loans (\$'000)
1947	102	519	134	1,242	2	30	13	33	137
1948	24	136	39	106	602	—	3	16	98
1st Quarter	24	136	39	106	602	—	3	16	98
2nd Quarter	85	480	78	211	831	—	5	15	73
3rd Quarter	105	583	49	144	572	—	1	2	4
4th Quarter	148	835	76	190	623	3	3	20	34
Total, 1948	362	2,034	242	651	2,628	3	23	12	53
1949	7	39	9	24	97	2	5	1	5
January	7	39	9	24	97	2	5	1	5
February	15	88	9	20	85	1	4	2	4
March	79	509	25	75	224	1	12	—	21
1st Quarter	101	636	43	119	406	4	21	3	6

+6

(1) Including mutual benefit societies and pension fund associations.
 (2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 24.
 (3) Includes one loan approved for 2 single units and one for 21 single units.

SECTION 5
BUILDING MATERIALS

TABLE 26.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Insulating Board	Building Brick ⁽³⁾	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— ⁽⁴⁾	164.7	190.9	— ⁽⁴⁾	— ⁽⁴⁾	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947							
1st Quarter	1,128.5	11,449	45.4	54.0	270.2	790.9	28.7
2nd Quarter	1,393.1	12,223	50.4	73.4	253.8	944.9	39.8
3rd Quarter	1,811.4	13,188	54.2	85.4	214.6	1,131.0	40.1
4th Quarter	1,012.9	14,266	53.2	79.4	286.4	1,092.4	41.6
Total, 1947	5,345.9	51,126	203.1	292.2	1,025.0	3,959.1	150.2
1948							
January	341.2	5,046	16.8	18.2	73.9	306.7	12.3
February	380.3	5,043	15.3	19.1	95.5	369.8	8.4
March	409.7	5,494	17.8	19.9	130.8	495.2	9.7
1st Quarter	1,131.2	15,583	49.9	57.2	300.2	1,171.7	30.4
April	353.3	5,608	18.0	22.7	98.2	312.1	11.1
May	504.7	5,123	18.4	25.1	78.1	452.1	13.2
June	603.2	5,226	18.0	30.7	98.3	407.7	16.3
2nd Quarter	1,461.2	15,957	54.4	78.5	274.6	1,171.9	40.6
July	619.2	5,160	19.1	31.9	106.9	464.5	14.9
August	586.5	5,682	19.4	30.2	117.1	391.4	14.6
September	525.4	5,715	18.7	30.8	101.9	439.5	14.9
3rd Quarter	1,731.1	16,557	57.2	92.9	325.9	1,295.4	44.4
October	413.1	5,877	19.1	31.0	87.0	475.8	13.9
November	292.2	6,060	19.1	30.9	116.1	483.7	14.8
December	297.1	5,973	21.1	26.2	93.8	468.2	13.2
4th Quarter	1,002.4	17,910	59.3	88.1	296.9	1,427.7	41.9
Total, 1948	5,325.9	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	336.3	5,759	20.2	23.9	105.6	407.7	13.8
February	361.1	6,394	20.1	20.9	85.7	431.5	12.0
March	396.0 ⁽⁵⁾	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,093.4 ⁽⁵⁾	19,381	63.3	68.0	308.2	1,225.4	39.9

(1) Data for 1948 and 1949 are estimated.

(2) See p. 83.

(3) Estimated (see p. 83).

(4) Not available.

(5) Preliminary.

TABLE 26.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—MARCH, 1949.—Continued.
(In Units Specified)

Period	Iron and Steel Products					Rock Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe, Tubes and Fittings	Structural Steel ⁽¹⁾	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	141.4	150.2	70.0	33.8	5.3
1946	25.3	65.2	123.1	115.5	58.8	54.8	10.1
1947							
1st Quarter	8.1	19.4	30.7	42.9	18.8	21.1	2.3
2nd Quarter	8.2	19.4	32.9	41.5	19.5	21.1	2.0
3rd Quarter	7.2	17.0	27.9	31.9	18.3	18.2	2.4
4th Quarter	9.1	21.9	28.7	44.9	20.7	22.4	3.2
Total, 1947	32.6	77.7	120.2	161.2	77.4	82.8	9.9
1948							
January	3.2	7.7	13.8	16.9	6.9	5.9	.9
February	3.3	7.8	12.0	14.9	5.7	4.9	.8
March	3.5	8.2	12.9	14.8	7.2	4.4	.8
1st Quarter	10.1	23.7	38.7	46.7	19.7	15.3	2.5
April	3.7	8.0	12.3	15.7	7.2	6.0	.7
May	3.4	7.0	8.9	10.3	6.6	6.0	1.0
June	3.5	7.1	10.3	17.4	8.0	6.0	1.0
2nd Quarter	10.6	22.1	31.5	43.4	21.7	18.0	2.7
July	2.8	5.3	6.7	10.7	6.5	5.9	.8
August	3.7	7.8	9.9	11.7	7.7	8.4	.9
September	4.3	8.9	13.6	20.3	7.8	9.5	1.1
3rd Quarter	10.8	22.0	30.2	42.7	21.9	23.8	2.8
October	4.2	8.6	9.9	15.4	8.0	12.8	1.3
November	4.9	8.1	12.6	12.8	7.3	11.0	1.4
December	4.8	8.5	10.6	11.9	7.1	12.6	1.3
4th Quarter	13.9	25.2	33.1	40.1	22.4	36.4	4.0
Total, 1948	45.5	93.1	133.5	172.9	85.7	93.5	12.0
1949							
January	4.6	8.1	16.7	17.2	7.2	10.9	.9
February	3.8	8.4	15.1	10.4	6.5	7.0	.7
March	4.0	9.3	20.1	18.2	7.5	5.6	.8
1st Quarter	12.4	25.8	51.9	45.8	21.2	23.5	2.4

(1) See p. 83).

TABLE 26.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.—Continued
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile ⁽¹⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1946	10.7	27.1 ⁽³⁾	87.0	1,808.7	1,392.8	1,272.3	45.4
1947							
1st Quarter	2.5	4.4 ⁽³⁾	22.5	495.1	375.6	1,159.9	17.3
2nd Quarter	2.9	6.9 ⁽³⁾	29.8	680.5	595.8	1,348.1	17.4
3rd Quarter	3.4	11.0 ⁽³⁾	38.4	489.0	549.7	1,461.6	16.4
4th Quarter	3.4	10.5 ⁽³⁾	33.2	679.9	600.0	1,824.9	16.0
Total, 1947	12.2	32.8 ⁽³⁾	124.0	2,344.6	2,121.2	5,794.5	67.0
1948							
January	1.0	2.1	9.7	174.2	150.4	725.7	6.2
February	1.0	2.0	10.2	271.8	200.2	673.2	6.2
March	1.1	2.4	12.9	347.1	208.4	867.9	7.3
1st Quarter	3.1	6.5	32.8	793.0	559.0	2,266.7	19.8
April	1.0	3.3	12.1	224.3	191.8	866.7	7.4
May	1.1	3.8	14.4	242.0	208.4	737.2	7.2
June	1.2	4.2	15.4	249.7	202.3	714.0	8.8
2nd Quarter	3.4	11.2	41.9	716.0	602.5	2,317.9	23.4
July	1.2	4.3	16.2	127.3	87.5	620.4	3.7
August	1.3	4.2	17.3	180.0	117.8	742.9	5.6
September	1.2	3.9	17.9	227.1	234.0	987.4	6.1
3rd Quarter	3.8	12.3	51.4	534.5	439.3	2,350.7	15.4
October	1.4	4.0	13.5	179.4	201.7	857.5	6.0
November	1.3	4.2	11.3	220.6	183.9	621.5	7.7
December	1.1	3.3	8.4	183.9	215.9	776.0	8.8
4th Quarter	3.7	11.4	33.2	584.0	601.5	2,255.1	22.6
Total, 1948	14.0	41.4	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2
March	1.3	3.5	8.3	281.8	231.1	884.0	6.9
1st Quarter	3.5	9.6	23.2	669.9	636.4	2,419.5	25.4

(1) Includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Not available.

(3) Revised.

TABLE 26.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—MARCH, 1949.—Continued.
(In Units Specified)

Period	Gypsum Products			Builders' (2) Hardware (\$000)	Sanitary Ware		
	Gypsum Wallboard Millions of Sq. Ft.	Gypsum Lath Millions of Sq. Ft.	Gypsum Plaster (1) Thousands of Tons		Bath Tubs (3) Thousands of Units	Sinks Thousands of Units	Wash Basins Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3	—(4)	—(4)
1946	203.4	74.9	97.3	5,596.8	57.9	103.7	78.6
1947							
1st Quarter	50.5	24.2	26.0	1,406.5(5)	18.5	32.1	22.9
2nd Quarter	52.4	30.5	29.9	1,733.9(5)	21.8	32.8	23.1
3rd Quarter	51.3	25.4	31.2	1,324.4(5)	19.7	21.9	19.5
4th Quarter	59.5	31.0	32.6	1,439.1(5)	21.1	33.8	26.3
Total, 1947	213.7	111.1	119.7	5,903.9(5)	81.1	120.7	91.7
1948							
January	18.8	10.7	9.1	569.9	7.7	10.7	8.8
February	21.4	9.0	9.1	637.5	9.1	11.8	7.9
March	21.5	10.6	10.9	734.4	9.6	13.0	9.4
1st Quarter	61.7	30.3	29.1	1,941.8	26.4	35.5	26.1
April	21.9	12.0	11.2	730.5	10.3	13.6	9.2
May	19.2	15.6	12.5	675.9	7.9	11.1	7.7
June	15.2	11.2	11.0	761.9	7.8	12.2	10.0
2nd Quarter	56.3	38.8	34.7	2,168.3	26.0	36.9	26.9
July	19.7	11.1	12.7	654.2	7.3	8.6	8.3
August	18.2	16.1	13.1	536.9	6.1	7.7	6.2
September	20.2	13.7	14.1	684.2	8.5	13.1	9.6
3rd Quarter	58.1	40.9	39.9	1,875.3	21.9	29.4	24.1
October	21.5	14.5	15.6	756.5	8.7	12.5	9.0
November	19.4	16.0	13.2	772.3	10.5	13.6	11.0
December	21.4	13.4	10.2	678.3	8.5	11.8	12.4
4th Quarter	62.4	43.9	39.0	2,207.1	27.7	37.8	32.5
Total, 1948	238.5	153.9	142.7	8,192.5	102.1	139.6	109.6
1949							
January	18.1	16.2	10.1	749.1	11.1	12.8	10.0
February	15.9	13.9	11.9	711.5	10.5	13.8	9.1
March	19.9	14.4	12.9	867.4	11.6	19.4	10.1
1st Quarter	53.9	44.5	34.9	2,328.0	33.2	46.0	29.2

(1) Data for 1948 and 1949 estimated (see p. 84).

(2) Factory sales. Data for 1948 and 1949 are estimated (see p. 84).

(3) Estimated (see p. 85).

(4) Not available.

(5) Revised.

TABLE 26.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—MARCH, 1949.—Continued.
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air (1) Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters (1)	Asphalt (2) Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	14.3	7,179.1	128.8	57.2	1,432.2	29.5
1946	46.6	14.4(3)	8,006.9	138.4	76.6	1,982.6	38.8
1947							
1st Quarter	13.0	4.7(3)	2,277.9(3)	38.6(3)	25.4	505.8	9.5
2nd Quarter	13.6	4.4(3)	2,207.5(3)	40.7(3)	30.8	557.7	11.1
3rd Quarter	11.6	4.0(3)	1,881.3(3)	33.8(3)	29.8	516.0	12.2
4th Quarter	16.1(3)	5.3(3)	2,360.0(3)	44.6(3)	31.5	506.0	14.0
Total, 1947	54.3(3)	18.4(3)	8,726.7(3)	157.7(3)	117.5	2,085.6	46.7
1948							
January	4.5	1.7	787.1	20.7	9.5	164.6	4.0
February	4.0	1.5	774.8	15.0	10.1	165.5	4.5
March	3.8	1.5	841.3	18.1	10.8	171.6	4.5
1st Quarter	12.3	4.7	2,403.2	53.7	30.5	501.7	13.0
April	4.2	1.4	857.0	17.1	9.2	164.1	4.0
May	3.9	1.1	616.9	13.3	9.9	178.6	3.2
June	3.9	1.6	685.2	18.0	13.1	175.4	3.0
2nd Quarter	12.0	4.1	2,159.1	48.3	32.2	518.1	10.2
July	2.7	.9	457.3	8.8	9.1	173.7	3.2
August	4.5	1.5	571.9	13.9	11.0	199.5	3.5
September	4.8	1.7	736.4	13.7	8.4	199.4	4.3
3rd Quarter	12.0	4.1	1,765.6	36.4	28.5	572.6	11.0
October	7.1	1.6	751.5	15.3	10.1	197.6	4.3
November	6.5	8.0	793.6	15.7	15.1	154.7	4.1
December	6.2	1.7	712.7	11.2	8.9	99.1	2.9
4th Quarter	19.9	5.4	2,257.8	42.2	34.1	451.4	11.2
Total, 1948	56.3	18.2	8,585.7	180.6	125.3	2,043.8	45.4
1949							
January	5.0	1.4	667.7	16.5	13.3	108.1	2.5
February	5.1	1.3	666.3	12.2	12.9	84.8	2.4
March	5.4	1.2	747.9	12.7	13.8	103.3	2.5
1st Quarter	15.5	3.9	2,081.9	41.4	40.0	296.2	7.4

(1) Data for 1948 and 1949 are estimated (see p.p. 84-85).

(2) Includes siding.

(3) Revised.

TABLE 27.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—MARCH, 1949.
(In Units Specified)

Period	Cement Millions of Barrels of 350 lbs.	Building Brick Sales	Flue Linings Thousands of Bricks	Cast-Iron Soil Pipe and Fittings		Steel Pipe Tubes and Fittings		Wire Nails and Spikes	
				Thousands of Feet		Thousands of Tons		Thousands of Tons	
				Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947	.8	1.3	19.3	15.4	103.5	22.8	1.6	12.9	7.5
	1.3	.6	23.8	20.0	74.6	25.6	1.5	10.5	7.5
	1.2	.3	30.0	23.4	91.1	17.4	2.5	9.8	7.4
	.6	.7	26.6	23.0	96.5	27.7	3.0	8.6	3.8
1948	1.2	1.6	16.6	21.4	75.9	24.2	1.5	9.3	8.7
	1.6	1.6	17.2	22.6	90.0	29.7	1.2	10.8	10.1
	1.1	1.6	21.1	20.9	123.0	33.6	1.7	11.7	10.4
	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9	13.1
	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8	10.2
	1.5	1.1	28.3	19.8	97.2	23.8	3.4	1.9	9.4
	1.4	.7	29.4	21.3	116.0	14.7	3.3	1.6	8.0
	1.4	.6	28.3	22.3	115.1	16.0	3.6	1.7	8.6
	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	11.3
	1.4	.4	39.3	20.7	89.4	10.5	4.0	2.0	12.3
	1.3	.3	30.0	19.4	115.8	10.7	4.6	2.3	11.6
	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9	11.9
1949	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5
	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6
	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2
	1.4								2.0

TABLE 27.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947–MARCH, 1949.—Continued.
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
1947												
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948												
January	7.5	1.1	11.5	4.9	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	9.1	1.0	11.0	5.6	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	9.4	1.3	12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.7
April	10.0	1.2	13.3	7.0	21.5	2.1	12.1	.5	12.5	.7	4.9	.7
May	7.9	1.3	11.9	6.2	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.5	1.5	12.2	6.7	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
July	7.1	1.7	10.0	6.4	19.5	1.5	11.5	.7	14.5	.7	6.0	.5
August	6.4	1.2	8.5	5.3	18.4	1.3	15.2	1.3	14.6	.7	8.4	.4
September	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
October	8.5	1.7	12.8	6.7	21.9	1.7	14.0	1.3	17.4	1.2	12.5	.9
November	10.3	1.7	13.6	6.9	19.9	1.2	15.4	1.9	15.2	1.0	11.2	.8
December	9.5	.6	11.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949												
January	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5

TABLE 27.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—MARCH, 1949.—Continued.
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
March	157.4	20.9	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.3	0(1)	18.2	0(1)	5.1	7.6
April	269.1	30.5	804.4	143.5	5.7	.5	1.3	0(1)	16.9	.3	6.6	6.8
May	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0(1)	13.2	.3	7.4	5.7
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8
July	144.4	13.1	492.5	247.0	2.8	.3	.9	0(1)	8.8	.3	4.9	7.5
August	172.2	24.1	805.8	184.5	7.1	2.1	1.4	0(1)	7.4	.2	6.0	9.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0(1)	13.5	.4	7.0	9.1
October	186.6	29.6	813.0	259.5	6.2	.9	1.6	0(1)	11.7	.3	6.6	9.9
November	188.8	44.9	748.9	204.7	8.3	.4	2.0	0(1)	15.3	.8	6.4	12.8
December	174.0	54.7	896.4	134.8	8.4	.8	1.7	0(1)	11.8	.2	6.7	12.1
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	.4	1.4	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	.8	4.9	.9	13.7	.3	10.9	14.8

(1) Indicates less than 50 units.

TABLE 28.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945—MARCH, 1949.
(In Units Specified)

Period	Glass	Cement	Gypsum Plaster	Building Board and Lath	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands Barrels of 350 Lbs.	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	39.8	32.7	2.9	12.1	8,662
1946	43.7	350.1	7.6	18.7	9,437
1947					
1st Quarter	14.7	106.3	.3	12.1	2,890
2nd Quarter	17.9	174.3	2.7	10.3	3,398
3rd Quarter	18.5	610.0	2.5	8.5	3,841
4th Quarter	19.1	358.1	1.4	9.0	3,312
Total, 1947	70.2	1,248.6	10.1	39.9	13,442
1948					
January	7.6	2.1	.4	.3	1,195
February	6.3	2.7	.3	.2	1,192
March	7.8	3.7	.2	1.5	1,365
1st Quarter	21.7	8.6	1.0	2.0	3,752
April	9.7	60.7	.5	.3	1,406
May	13.7	93.1	.3	.6	1,254
June	9.2	130.1	.9	1.0	1,168
2nd Quarter	32.6	283.9	1.7	1.9	3,828
July	8.8	192.2	1.5	.6	1,174
August	5.6	156.7	1.1	.7	952
September	7.2	126.1	1.3	.6	982
3rd Quarter	21.7	475.0	3.9	1.9	3,108
October	6.4	172.2	1.2	2.0	1,245
November	8.4	143.0	1.3	5.2	1,227
December	5.3	37.9	.8	5.5	1,116
4th Quarter	20.2	353.3	3.3	12.6	3,588
Total, 1948	96.3	1,120.7	10.0	18.3	14,276
1949					
January	5.0	8.1	.4	4.4	1,121
February	4.1	4.2	.4	8.4	1,005
March	4.7	48.9	.3	22.7	1,082
1st Quarter	13.8	61.2	1.1	35.5	3,208

TABLE 29.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945—MARCH, 1949.
(In Units Specified)

Period	Lumber	Wood Shingles	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Thousands of Squares	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	2,000.5	1,651	3.7	813.6	45.3	3,973
1946	2,083.3	1,775	6.1	1,270.5	36.1	4,407
1947						
1st Quarter	620.4	513	.6	6.6	8.7	1,468
2nd Quarter	569.8	512	.8	6.2	16.6	2,253
3rd Quarter	697.5	464	1.3	9.2	13.8	1,672
4th Quarter	847.3	562	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	2,051	4.2	31.9	51.1	7,346
1948						
January	216.5	165	.3	19.1	2.3	476
February	197.4	204	.1	114.8	2.5	408
March	197.0	159	.1	43.1	1.4	635
1st Quarter	610.9	528	.5	177.0	6.2	1,519
April	184.3	229	.2	88.4	1.6	405
May	210.5	232	.2	124.9	6.4	750
June	194.3	146	.4	384.6	3.5	455
2nd Quarter	589.1	607	.8	597.9	11.5	1,610
July	217.7	209	.6	389.7	3.0	460
August	213.5	240	.7	357.3	5.9	287
September	265.2	214	.9	65.9	3.7	639
3rd Quarter	696.4	662	2.2	812.9	12.6	1,386
October	213.9	240	.6	60.1	2.8	562
November	191.1	200	.6	86.5	2.8	529
December	166.3	115	.2	119.7	4.3	627
4th Quarter	571.3	556	1.4	266.3	9.9	1,719
Total, 1948	2,467.7	2,353	4.9	1,854.1	40.2	6,235
1949						
January	141.5	93	.2	421.3	.3	424
February	133.3	100	.2	.5	.3	260
March	148.2	176	.3	40.2	.3	350
1st Quarter	423.0	369	.7	462.0	.9	1,034

TABLE 30.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,
1945—MARCH, 1949.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	600.3	235.3	53.5	29.5	139.5	4.7	1,062.8
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
April	510.5	351.2	54.9	39.6	155.9	5.3	1,117.4
May	488.0	523.8	52.6	36.5	153.6	6.9	1,261.4
June	519.2	708.8	50.3	40.1	149.9	8.6	1,476.9
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	648.2	800.5	57.5	39.1	140.5	7.2	1,693.0
3rd Quarter	1,904.3	2,430.0	165.0	122.5	425.1	24.5	5,071.3
October	615.4	760.0	57.3	40.7	135.6	8.0	1,617.1
November	569.9	561.7	55.5	38.0	140.3	8.5	1,373.9
December	456.8	305.5	47.4	30.6	83.8	5.1	929.2(1)
4th Quarter	1,642.1	1,627.2	160.2	109.3	359.7	21.6	3,920.1(1)
Total, 1948	6,608.9	6,238.1	621.2	425.2	1,515.4	79.8	15,488.6(1)
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	—	—	—	—	—	—	821.3(2)
1st Quarter	—	—	—	—	—	—	2,221.9(2)

(1) Revised.

(2) Preliminary estimate (see p. 85). Detailed data not yet available.

TABLE 31.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA,⁽¹⁾ 1946—MARCH, 1949.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$'000)	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947—March	90,805	3,238	35.66
June	97,905	3,525	36.00
September	106,048	3,894	36.72
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.09
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95
April	101,573	3,901	38.41
May	104,438	4,094	39.20
June	105,904	4,119	38.89
July	110,041	4,377	39.77
August	110,213	4,384	39.77
September	110,432	4,451	40.30
October	108,631	4,540	41.79
November	106,400	4,548	42.74
December ⁽²⁾	105,477	4,296	40.73
Annual Average ⁽²⁾	105,160	4,175	36.34
1949—January	104,945	4,266	40.65
February	106,738	4,126	38.66
March ⁽³⁾	106,415	4,127	38.78

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

SECTION 6
BUILDING LABOUR

TABLE 32.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—MARCH, 1949.
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed		
	Construction Industry	Non Agricultural Industries	All Industries	Construction Industry	Non Agricultural Industries	All Industries
1945—November 17	184	3,268	4,326	13	165	172
1946—February 23	154	3,229	4,312	21	207	213
June 1	241	3,428	4,702	8	123	126
August 31	267	3,543	4,860	9	115	117
November 9	244	3,662	4,733	13	110	115
Annual Average	227	3,465	4,652	13	139	143
1947—March 1	187	3,634	4,565	21	136	141
May 31	254	3,658	4,821	8	89	91
August 16	283	3,709	5,008	8	71	73
November 8	284	3,779	4,847	12	82	87
Annual Average	252	3,695	4,810	12	94	98
1948—February 21	219	3,704	4,669	33	149	156
June 5	295	3,762	4,948	7	80	82
September 4	323	3,795	5,042	8	65	67
November 20	317	3,872	4,858	17	101	106
Annual Average	289	3,783	4,879	16	99	103
1949—March 5	251	3,744	4,700	47	192	199

(1) Estimated (see p. 85).

TABLE 33.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾
1945—APRIL, 1949.

Period	Building Industry			Indexes of Employment (1939=100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947—March	73,800	2,730	36.99	259.3	158.4
June	85,588	3,174	37.08	299.8	162.0
September	101,173	3,907	38.61	349.3	169.6
December	100,021	4,063	40.62	344.4	175.2
Annual Average	88,124	3,322	37.41	306.9	165.0
1948—January	89,706	3,139	35.00	308.7	170.1
February	85,344	3,523	41.28	293.9	166.2
March	82,758	3,489	42.16	284.9	165.8
April	84,828	3,315	39.08	290.7	163.8
May	89,385	3,695	41.34	305.8	163.7
June	98,223	3,932	40.03	334.9	168.8
July	105,709	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	42.72	383.9	177.2
October	114,757	5,053	44.03	387.1	178.5
November	118,425	5,260	44.42	395.3	178.8
December	116,738	5,135	43.99	387.4	179.4
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—January ⁽²⁾	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April ⁽³⁾	98,913	4,447	44.96	323.8	164.7

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 34.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
 NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
 WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
 1945 — APRIL, 1949.

Period	Number of Hourly Wage-Earners ⁽²⁾	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945 Annual Average	33,770	40.4	1,364	80.9	32.68
1946 Annual Average	52,899	38.7	2,057	83.4	32.28
1947—March	60,545	40.1	2,427	88.2	35.37
June	70,463	39.1	2,755	90.9	35.54
September	84,176	40.0	3,364	92.9	37.16
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.3	2,867	91.0	35.79
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July	86,385	40.0	3,455	100.0	40.00
August	90,120	40.8	3,675	101.6	41.45
September	92,531	40.9	3,781	103.0	42.13
October	93,349	41.8	3,906	104.1	43.51
November	96,726	41.7	4,037	104.7	43.66
December	94,329	41.1	3,881	105.0	43.16
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January ⁽³⁾	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April ⁽⁴⁾	78,982	40.4	3,192	109.0	44.04

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour (see p. 86).

(3) Revised.

(4) Preliminary.

TABLE 35.—UNFILED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944—APRIL, 1949.

TABLE 36.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA,⁽¹⁾
1945—MARCH, 1949.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhanglers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers	
							1945	1946
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7		
1947								
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0	
June	1.0	.3	.2	.1	1.1	.4	.4	
September	.4	.7	.1	.1	.1	.8	.8	
December	2.0	9.5	7.2	.4	0	5.2	6.5	
Annual Average		4.9	2.5	.4	.6	2.7	3.2	
1948								
March	1.8	12.8	1.5	1.2	.4	12.4	8.1	
June	.3	1.0	0	3.2	1.7	3.4	1.5	
September	.2	2.4	1.2	.7	1.4	.9	1.5	
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9	
Annual Average		7.0	2.4	1.9	1.5	5.7	4.8	
1949								
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4	

TABLE 37.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA,
1945—MARCH, 1949.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers(1)	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,025
1948								
January	343(2)	6,299(2)	1,852(2)	108(2)	362(2)	328(2)	1,016(2)	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,394
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986
April								
May	70	1,392	238	32	302	216	243	2,493
June	33	621	118	14	220	195	152	1,353
2nd Quarter	18	343	129	12	135	142	104	1,883
July	121	2,356	485	58	657	553	499	4,729
August	15	278	229	8	89	101	87	807
September	20	267	149	6	101	81	99	723
3rd Quarter	13	326	230	4	73	121	125	902
October	48	871	608	18	263	303	311	2,432
November	23	531	508	6	96	165	205	1,534
December	43	1,637	1,051	18	184	259	548	3,740
4th Quarter	286	4,101	1,528	78	410	303	1,167	7,873
Total, 1948	352	6,269	3,087	102	690	727	1,920	13,147
1949	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
January	564	7,109	1,852	162	576	488	1,431	12,182
February	576	6,856	1,260	175	680	589	1,158	11,294
March(3)	—	—	—	—	—	—	—	—
1st Quarter(3)	—	—	—	—	—	—	—	—

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

(2) Estimated (see p. 87).

(3) Not available.

TABLE 38.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947—1949.⁽¹⁾

Trade and Type of Training	1947		1948				1949
	Mar. 31	Dec. 31	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31
Bricklaying							
Vocational	460	133	151	27	4	2	3
Apprenticeship	463	677	682	653	642	573	477
Total	923	810	833	680	646	575	480
Carpentry							
Vocational	919	177	194	21	19	23	16
Apprenticeship	1,302	1,566	1,550	1,470	1,428	1,365	1,226
Total	2,221	1,743	1,744	1,491	1,447	1,388	2,242
Painting and Decorating							
Vocational	157	16	13	2	0	0	0
Apprenticeship	323	323	261	249	246	230	197
Total	480	339	274	251	246	230	197
Plastering							
Vocational	57	7	10	0	0	1	1
Apprenticeship	182	237	263	256	260	245	233
Total	239	244	273	256	260	246	234
Plumbing and Steam Fitting							
Vocational	351	71	63	7	1	3	4
Apprenticeship	1,297	1,601	1,580	1,615	1,643	1,704	1,710
Total	1,648	1,672	1,643	1,622	1,644	1,707	1,714
Electrical							
Vocational	740	215	168	48	16	34	36
Apprenticeship	1,212	1,373	1,328	1,363	1,324	1,336	1,269
Total	1,952	1,588	1,496	1,411	1,340	1,370	1,305
Sheet Metal							
Vocational	122	20	20	7	0	0	0
Apprenticeship	558	636	616	609	593	571	576
Total	680	656	636	616	593	571	576
All Trades							
Vocational	2,806	639	619	112	40	63	60
Apprenticeship	5,337	6,413	6,280	6,215	6,136	6,024	5,688
Total	8,143	7,052	6,899	6,327	6,176	6,087	5,748

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 39.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945—MARCH, 1949.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers		Total Construction Workers
									Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	
1945	8	264	30	2	31	65	45	445	0	445	
1946	21	267	80	8	64	169	24	633	51	684	
1947	164	778	241	55	164	653	141	2,196	671	2,867	
1948											
1st Quarter	89	231	76	21	42	186	31	676	302	978	
2nd Quarter	94	360	85	59	72	237	42	949	1,788	2,737	
3rd Quarter	171	311	72	17	58	206	48	883	848	1,731	
4th Quarter	100	379	115	25	62	198	40	919	137	1,056	
Total, 1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502	
1949											
January	40	82	20	10	19	58	5	234	15	249	
February	31	65	15	6	13	43	6	179	24	203	
March	59	93	31	6	9	46	8	252	79	331	
1st Quarter	130	240	66	22	41	147	19	665	118	783	

TABLE 40.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948—APRIL, 1949.(1)

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948									
January	4	19	9	1	2	10	1(2)	5(2)	51
February	4	22	3	1	3	10	3(2)	4(2)	50
March	11	33	10	2	3	12	3(2)	6(2)	80
1st Quarter	19	74	22	4	8	32	7(2)	15(2)	181
April	18	42	5	2	9	14	3(2)	4(2)	97
May	11	39	9	1	16	10	4(2)	2(2)	92
June	5	21	6	5	6	9	3(2)	5(2)	60
2nd Quarter	34	102	20	8	31	33	10(2)	11(2)	249
July	11	28	14	3	6	14	10	4	90
August	9	34	7	0	10	11	9	2	82
September	12	26	8	3	5	16	4	0	74
3rd Quarter	32	88	29	6	21	41	23	6	246
October	16	45	14	4	10	12	3	9	113
November	8	30	15	6	11	14	9	6	99
December	9	27	12	2	4	9	2	1	66
4th Quarter	33	102	41	12	25	35	14	16	278
Total, 1948	118	366	112	30	85	141	54(2)	48(2)	954
1949									
January	7(2)	36(2)	9(2)	2(2)	11(2)	10(2)	5(2)	3(2)	83(2)
February	7	28	11	1	8	8	2	2	67
March	5	31	13	1	8	14	6	6	84
1st Quarter	19	95	33	4	27	32	13	11	234
April	6	25	13	4	11	13	3	5	80

(1) Data are preliminary (see p. 87).
(2) Revised.

TABLE 41.—STRIKES IN THE BUILDING INDUSTRY, CANADA,
1945—APRIL, 1949.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947(1)	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,400
May	5	55	933	10,150
June	3	19	201	1,240
July	2	10	124	2,291
August	1	30	328	1,050
September	2	10	520	1,935
October	2	15	93	330
November	2	23	135	1,450
December	2	53	640	9,000
Total, 1948(1)	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7
BUILDING COSTS

TABLE 42.—INDEXES OF WHOLESALE PRICES, RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—MARCH, 1949.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Sand	Paint and Glass	Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947—March	198.0	114.5	132.5	173.6	104.8	150.0	135.4	134.2	132.5	159.2	170.0
June	233.5	114.5	138.4	169.7	107.7	172.5	141.6	146.7	135.5	177.7	183.5
September	238.2	119.4	138.4	177.9	107.7	167.3	144.4	153.1	138.0	181.1	190.7
December	276.5	123.9	142.9	179.1	112.5	182.8	148.5	156.5	148.1	200.9	210.9
69 Annual Average	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948—January	277.8	124.2	142.9	180.0	112.5	188.0	153.5	153.5	149.0	202.4	209.4
February	278.6	124.2	142.9	190.8	112.5	188.0	153.5	153.5	149.5	203.1	209.5
March	278.6	124.2	142.9	190.0	113.4	195.0	153.5	153.5	149.7	203.7	207.6
April	280.1	128.1	142.9	189.8	117.2	196.3	161.1	153.5	149.7	206.3	208.9
May	286.1	131.2	142.9	188.5	117.2	196.3	162.6	164.2	149.7	209.8	214.6
June	289.6	131.8	144.3	188.0	119.4	196.3	162.7	164.2	149.7	211.6	217.1
July	289.6	131.8	147.1	188.5	119.4	196.3	162.7	164.2	149.7	211.7	217.8
August	293.9	131.8	147.1	188.3	119.4	196.3	163.7	165.7	159.1	214.8	222.2
September	293.9	133.4	152.9	187.8	119.4	196.3	170.6	176.7	163.1	216.6	223.2
October	309.9	133.4	153.5	190.0	119.4	196.3	170.6	176.7	163.9	223.8	229.5
November	309.9	133.4	153.5	190.0	119.4	192.4	172.7	176.6	164.3	224.0	229.3
December	309.9	133.9	153.5	188.3	119.4	186.0	172.7	176.6	164.3	223.8	227.2
Annual Average	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.7	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.7	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0

TABLE 43.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,⁽¹⁾
 1945—MARCH, 1949.
 (1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1
1947	137.2	147.7	145.2	144.3	137.0	145.2	144.0	164.9	145.8	147.7
March	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.1
June	163.9	160.1	152.5	155.7	152.3	152.0	158.6	185.0	160.6	163.8
September	163.9	161.3	154.1	155.7	157.3	153.2	158.6	185.6	162.0	165.2
December	154.8	156.4	150.7	151.4	148.8	149.8	153.9	177.5	155.9	158.7
Year										
1948 ⁽²⁾	163.9	161.3	154.1	155.7	162.4	157.8	158.6	185.6	162.9	166.7
March	171.3	172.4	169.1	172.4	169.1	167.4	170.0	197.4	173.4	177.4
June	172.7	176.1	172.4	178.1	171.3	171.7	172.1	197.4	176.3	180.4
September	177.3	177.3	174.0	183.8	172.5	171.7	172.1	199.8	177.7	181.8
December	171.3	171.8	167.4	172.4	168.4	167.7	168.2	195.1	172.6	176.6
Year										
1949 ⁽²⁾	177.3	178.5	174.0	185.2	178.8	175.2	173.2	202.2	178.5	182.6
March										

(1) For source and details of compilation see p. 88.

(2) Data for 1948 and 1949 are preliminary.

TABLE 44.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — APRIL, 1949.⁽¹⁾
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947—January	152.8	157.2	151.5	125.1	109.2
February	154.0	160.3	156.9	125.9	109.2
March	154.4	160.7	160.2	127.0	109.2
April	155.9	162.1	163.5	128.7	109.2
May	164.1	169.2	166.7	131.1	111.2
June	169.5	172.9	169.8	132.9	113.5
July	170.8	174.3	171.2	133.9	113.5
August	172.7	176.4	173.5	134.6	113.5
September	173.9	179.5	177.7	137.3	113.5
October	181.5	188.9	184.7	140.1	115.5
November	184.1	190.2	189.0	141.5	115.5
December	186.0	191.8	190.3	143.8	115.5
Annual Average	168.3	173.6	171.3	133.5	112.4
1948—January	187.1	191.2	194.8	146.1	115.5
February	187.7	191.4	195.4	147.9	115.5
March	188.3	190.5	194.8	148.6	115.5
April	189.9	192.0	196.9	149.4	116.5
May	193.7	196.5	198.9	151.0	116.5
June	197.3	200.5	201.5	152.0	116.5
July	197.8	201.4	201.6	154.6	116.5
August	200.0	204.4	209.3	155.2	116.5
September	201.5	205.4	209.8	156.6	116.6
October	205.3	209.2	211.1	157.2	116.6
November	206.2	209.3	211.8	157.2	116.6
December	206.3	208.3	211.5	156.6	117.2
Annual Average	196.8	200.0	203.1	152.7	116.3
1949—January	207.1 ⁽²⁾	208.7 ⁽²⁾	211.3	157.2	117.2
February	207.4	208.9	209.7	157.1	117.2
March	207.0	209.7	209.0	156.8	117.2
April	206.9 ⁽³⁾	209.0 ⁽³⁾	208.9	156.9	117.9

(1) For weighting and method of compilation see p. 88.

(2) Revised.

(3) Preliminary.

TABLE 45.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA,
1946 — APRIL, 1949.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11
1947	—	—	—	—	—	8
1948						
January	4	25	47	12	12	7.3
February	10	24	42	17	7	7.1
March	3	28	42	18	9	7.5
April	4	35	40	16	5	7.7
May	14	26	33	20	7	7.2
June	27	19	32	14	8	6.8
July	40	14	25	11	10	6.1
August	36	29	10	13	12	6.2
September	38	37	9	8	8	5.4
October	24	48	9	9	10	6.1
November	21	50	15	4	10	6.0
December	19	45	25	3	8	6.4
Year	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 46.— FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES,
CANADA, 1945—1947.
(\$000)

ITEM	1945	1946	1947
I. PROFIT STATISTICS, SUMMARY STATEMENT.			
(1) Net operating profit before depreciation....	1,348.5	1,697.0	2,292.6
(2) Investment and other non-operating income	121.9	119.6	69.3
(3) Less depreciation.....	391.5	516.4	705.1
(4) Less bond interest.....	63.6	47.6	58.2
(5) Less income and excess profits tax.....	377.2	601.7	809.6
(6) Net income to stockholders.....	638.1	650.9	789.0
(7) Less cash dividends.....	192.0	271.0	579.9
(8) Undistributed income.....	446.1	379.9	209.1
II. SOURCE AND USE OF FUNDS.			
(1) Net source of funds:			
(a) Undistributed income.....	446.1	379.9	209.1
(b) Depreciation.....	391.5	516.4	705.1
(c) Issue of common stock.....	125.0	—	—
(d) Increase in funded debt.....	—	525	—
Total.....	962.6	1,421.3	914.2
(2) Net use of funds:			
(a) Investment in plant, property, and equipment	689.5	1,486.3	1,001.9
(b) Investment in inventories ⁽¹⁾	777.5	499.3	850.5
(c) Other investment.....	880.5	-244.8	-483.6
(d) Redemption of funded debt.....	303.0	—	225.0
(e) Redemption of preferred stock.....	100.0	—	—
(f) Increase in miscellaneous assets, net.....	—	-588.5	—
(g) Increase in working capital ⁽²⁾	-1,787.9	269.1	-679.6
Total.....	962.6	1,421.3	914.2
III. YEAR END BALANCE SHEET.			
(1) Assets:			
(a) Net working capital ⁽²⁾	920.4	1,172.0	304.3
(b) Inventories ⁽¹⁾	1,437.1	1,936.4	2,786.9
(c) Plant, property, and equipment, net.....	2,579.9	3,567.3	4,044.2
(d) Investments.....	5,472.3	5,237.8	4,773.6
(e) Miscellaneous assets, net.....	290.4	359.4	297.0
Total.....	10,700.1	12,272.8	12,206.0
(2) Capital and surplus:			
(a) Funded debt.....	1,500.0	2,025.0	1,800.0
(b) Preferred stock outstanding.....	36.0	36.0	36.0
(c) Common stock outstanding.....	2,839.0	2,839.0	2,839.0
(d) Surplus.....	6,325.1	7,372.8	7,530.9
Total.....	10,700.1	12,272.8	12,206.0

(1) Including work in progress.

(2) Excluding inventories.

TABLE 47.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945—MARCH, 1949.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bank-ruptcies(1)	Assets (\$000)	Liabilities (\$000)	Number of Bank-ruptcies(1)	Assets (\$000)	Liabilities (\$000)	Number of Bank-ruptcies(1)	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	169	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948									
1st Quarter	15	199	429	6	323	382	198	2,265	4,005
2nd Quarter	14	30	101	7	445	417	213	3,455	4,245
3rd Quarter	17	272	443	9	353	407	169	2,746	4,805
4th Quarter	27	178	402	3	165	103	219	4,383	5,096
Total, 1948(2)	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949									
1st Quarter(2)	28	216	375	20	809	887	262	4,068	6,744

(1) See p. 89.
(2) Preliminary.

TABLE 48.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945—APRIL, 1949.
(1939 = 100)

	Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945		118.0	102.7
1946		152.2	119.1
1947—January		145.5	108.8
February		147.8	112.3
March		142.6	108.8
April		139.2	107.1
May		138.8	107.0
June		138.1	108.1
July		139.0	110.3
August		137.3	108.3
September		135.2	106.6
October		136.2	108.6
November		140.6	110.7
December		138.5	110.0
Annual Average		139.9	108.9
1948—January		134.9	111.8
February		124.6	105.3
March		123.5	105.0
April		134.3	113.7
May		144.9	121.6
June		146.6	126.0
July		141.9	121.7
August		139.5	118.5
September		139.1	118.6
October		142.3	122.4
November		143.0	124.5
December		142.0	121.8
Annual Average		138.1	117.5
1949—January		145.5	119.8
February		142.1	112.1
March		139.8	110.1
April		142.0	109.4

PART III
SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED AND COMPLETED, FIRST FOUR MONTHS, 1948 AND 1949.

Chart based on data shown in Table 3.

FIGURE 2.—NUMBER OF NEW HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, FIRST FOUR MONTHS 1946-1949.

Chart based on data shown in Table 7.

FIGURE 3.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST THREE MONTHS, 1948 AND 1949.

Chart based on data shown in Table 26.

PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—MARCH, 1949.

Data for 1945 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Final Figures, 1945*, D.B.S. Data for 1946 obtained by courtesy of Vital Statistics Section, Division of Social Welfare, D.B.S. Data for 1947 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Tentative Figures, 1947*, D.B.S. Data for 1948 and 1949 obtained from *Monthly Report of Births, Marriages and Deaths in Canada*, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945—MARCH, 1949.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Mines and Resources.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945—APRIL, 1949.

Sources of data shown in Table 3 are as follows:

- 1945 *Housing Statistics, 1946*, D.B.S.
1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.
 Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
1947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S.
 Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
 Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946*, D.B.S.

Estimates for 1948 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of April, 1949 does not equal the number shown as under construction at the end of 1948 plus starts less completions during the first four months of 1949. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—MARCH, 1949.

Data for 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. Data for 1949 compiled by the Economic Research Department, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of March, 1949, need not equal the sum of all units started less total completions. For explanation see notes to Table 3.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—MARCH, 1949.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948—March, 1949 provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions.

The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May, 1948, based on returns from 203 municipalities, June 203, July 203, August 203, September, 203, October 203, November 203, December 202. Data for January, 1949 based on returns from 203 municipalities February 202, March 202.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—APRIL, 1949.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of new housing units estimated to be involved in contract awards for apartments which replace the series on apartment blocks shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing

throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the 1947 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—APRIL, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST QUARTERS, 1948 AND 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST QUARTERS, 1948 AND 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—MARCH, 1949.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 11.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941—MARCH, 1949.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—March 1949, compiled by the Accounting Division, C.M.H.C. For the periods 1947—1948 data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 12.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—APRIL, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 13.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1948, AND MARCH, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 14.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—MARCH, 1949.

Data compiled by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved to the end of March, 1949. Operations prior to September,

1943, consisted mainly of land and building material acquisitions for future operations. In this issue revised data are shown for cumulative appropriations and applications for assistance approved to the end of March, 1949. These revised data are not available by month or by quarter for the period covered. The previous figures contained data for approvals where no new construction was undertaken or contemplated. The present figures cover only those approvals where construction activity has been or will be undertaken.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—MARCH, 1949.

Data compiled by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

TABLE 16.—ARMED SERVICES MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947—MARCH, 1949.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 17.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929—MARCH, 1949.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—MARCH, 1949.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 19.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947—MARCH, 1949.

Data compiled by Economic Research Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 20.—OPERATIONS UNDER THE RENTAL INSURANCE PLAN, NUMBER OF PROJECTS AND UNITS APPROVED AND ESTIMATED COST, AND AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, CANADA, JULY, 1948—MARCH, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 21.—APPROVED APPLICATIONS FOR DOUBLE DEDUCTION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—MARCH, 1949.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprises 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as cost of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 22.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—APRIL, 1949.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—April, 1949, compiled by the Priorities Branch, Department of Trade and Commerce.

TABLE 23.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO, NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS, AND AVERAGE LOAN PER UNIT, MAY, 1948—APRIL, 1949.

Data obtained by courtesy, The Housing Corporation, Province of Ontario.

TABLE 24.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—MARCH, 1949.

Data compiled by the Economic Research Department, Central Mortgage and Housing Corporation, from monthly reports submitted by 117 lending institutions comprising 38 life insurance companies, 36 trust companies, 25 loan companies, 8 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1948.

TABLE 25.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—MARCH, 1949.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation. Source is the same as for Table 24.

TABLE 26.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

Sources of data for building materials listed in Table 26 are as follows:

Sawn Lumber:

- 1945 By courtesy the Timber Controller, Department of Reconstruction and Supply.
 1946 *Production, Shipments and Stocks on Hand of Sawmills, January 1947*, D.B.S., p. 4.
 1947 *Production, Shipments and Stocks on Hand of Sawmills, January 1948*, D.B.S.
 1948—1949 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

- 1946—1949 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square foot, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Insulating Board:

- 1945 By courtesy the Forest Products Statistics Section, D.B.S.
 1946—1948 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

- 1945—1949 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.
 Data on production of brick, 1946—1949 shown in *Canadian Statistical Review*, D.B.S., represent production of these firms only.

Structural Tile:

- 1945—1949 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipes and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe, Tubes and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

- 1945—1949 By courtesy the Steel Controller, Department of Trade and Commerce. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

- 1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S., p. 163.
1946-1947 *The Hardware, Tools and Cutlery Industry in Canada, 1947*, D.B.S.
1948-1949 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Rock Wool Batts:

- 1945-1946 Annual issues *The Stone Industry in Canada*, D.B.S.
1947-1949 Monthly issues *Rock Wool*, D.B.S.

Granulated and Loose Rock Wool:

- 1945-1946 Annual issues *The Stone Industry in Canada*, D.B.S.
1947-1949 Monthly issues *Rock Wool*, D.B.S.

Cement:

- 1945-1948 Annual Issues *The Cement Manufacturing Industry in Canada*, D.B.S.
1949 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

- 1946-1947 *The Cement Products Industry in Canada, 1947*, D.B.S.
1948-1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Cement Pipe and Tile:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947-1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard:

- 1945-1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948-1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

- 1945-1947 By courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.
1948-1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

- 1945-1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948-1949 Estimates prepared by the Economic Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products*, include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

- 1945-1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
1948-1949 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 67 per cent of total sales made in 1946.

Warm Air Furnaces:

- 1945-1946 *Special Statement on Warm Air Furnaces, 1946*, D.B.S., p. 1.
1947 *The Cooking and Heating Apparatus Industry in Canada, 1947*, D.B.S.
1948-1949 Monthly estimates prepared by Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

Domestic Heating Boilers:

- 1945-1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada, 1947*, D.B.S.
1948-1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

- 1945-1946 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.
1947-1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

- 1945-1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.
1948-1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1947 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, 1947, D.B.S.
1948—1949 Estimates prepared by the Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 63 per cent of production in 1947.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry*, March, 1948, D.B.S.
1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1945—1947 *Asphalt Roofing Industry*, March, 1948, D.B.S.
1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.
Data for flue linings, vitrified sewer pipe electrical wire and wiring devices, and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production for 1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

TABLE 27.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947-1949.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 28.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 29.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

TABLE 30.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

Data to February, 1949, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Total tonnage for March, 1949, estimated on the basis of car loadings during that month as reported in weekly issues of *Car Loadings*, D.B.S.

TABLE 31.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—MARCH, 1949.

Data compiled by the Economic Research Department, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 32.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON-AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—MARCH, 1949.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 32 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 32 includes engineering as well as building construction, whereas the following tables, numbers 33 and 34 cover the building industry only.

TABLE 33.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945—APRIL, 1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 34.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—APRIL, 1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 33.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 35.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944—APRIL, 1949.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 36.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—MARCH, 1949.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary

to data on employment and unemployment of workers in the construction industry shown in Tables 32, 35 and 37.

TABLE 37.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—MARCH, 1949.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Department, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days' contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 32, 35 and 36.

The chief limitations of the data in Table 37 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation: (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 38.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1947-1949.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 39.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—MARCH, 1949.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

TABLE 40.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948—APRIL, 1949.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. The series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of the Dominion Bureau of Statistics and the Foreign Exchange Control Board, the compilations being prepared by the Dominion Bureau of Statistics on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 41.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—APRIL, 1949.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 42.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—MARCH, 1949.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, March, 1949, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction, as estimated in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1949. At April, 1949, the index for residential materials stood at 224.5 on the 1939 base, or 4.5 points lower than the index for construction materials which was at 229.0 in April, 1949.

TABLE 43.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—MARCH, 1949.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1945-1946 and for the months of June, 1947, and September, 1948. Quarterly interpolations on these indexes for the years 1947 and 1948 were made on the basis of wage rate schedules for 16 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1946 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. Roughly speaking the indexes for 1945 relate to June and for 1946 to December. The impact of these variations is lessened by the fact that wage increases in the construction trades tend to concentrate in the second quarter of the year.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 16 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1946, and by courtesy of the Industrial Relations Branch for 1947, 1948 and 1949.

Yearly indexes for 1947 and 1948 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer for the most part to a June pay period in 1947 and a September pay period in 1948, whereas the yearly indexes in Table 41 represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 44.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945—APRIL, 1949.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 42 and the index of wage rates of all construction workers, including holiday pay allow-

ances, shown in Table 43. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 43. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 45.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946—APRIL, 1949.

Data for 1946 and 1947 obtained from *Annual Report*, 1947, C.M.H.C., p. 18. Data for 1948 obtained from monthly issues of *Housing Bulletin*, D.B.S.

TABLE 46.—FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES, CANADA, 1945-1947.

Data compiled by Economic Research Department from income statements and balance sheets obtained by courtesy of the Companies Division, Department of the Secretary of State. As these companies represent only a small segment of the construction industry in Canada, only tentative conclusions can be drawn from the data.

TABLE 47.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945—MARCH, 1949.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 47 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 47.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 48.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945—APRIL, 1949.

Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-1949 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks.

(2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949.

(3) Data converted from a 1935-1939 to a 1939 base.

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BAROMETRICS FILE #1

HOUSING IN CANADA

A FACTUAL SUMMARY

JULY, 1949

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945-July, 1949, providing monthly or quarterly data for 1948 and the subsequent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Mines and Resources, Department of National Defence, Department of the Secretary of State, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics, and by the Ontario Government through its Department of Planning and Development.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, July, 1949.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS (See Tables 1 and 2)

During the first six months of 1949, for the first time since the end of the war, the rate of new families formed in Canada showed a significant decline. This is indicated by a drop of 10 per cent in the number of marriages, from 50,000 during the first six months of 1948 to 45,000 during the corresponding period of 1949. Immigration of married families, births, and deaths changed little as compared with the same period of 1948. The reduction in the number of new families formed will tend to lessen the added pressure exerted on the housing market from this source.

SECTION 2.—HOUSE-BUILDING ACTIVITY (See Tables 3-6)

House completions in the first seven months of 1949 broke all previous records and totalled 46,126, an increase of 26 per cent over the corresponding period of 1948. Starts, however, which more closely reflect the trend of effective demand, and which had shown a continued increase since the end of the war, were slightly lower in the first seven months of 1949 than in the corresponding period of 1948. This slight decline, 48,900 starts in the 1949 period as compared with 49,500 starts in 1948, was the result of a notable falling off of starts in the months of June and July, 1949. Over the first five months, starts increased by 12 per cent but in the subsequent two months starts declined by 17 per cent from the corresponding period in 1948.

Thus, although the level of residential building activity in the first seven months of 1949 exceeded the level for all previous years, a large part of the programme was attributable to the heavy carryover of units already under construction at the end of 1948. If the trend of decline in starts apparent for June and July of 1949 continues, it may mean that an immediate post-war peak in starts has been reached in the second quarter of 1949, (see also Sections 3 and 4).

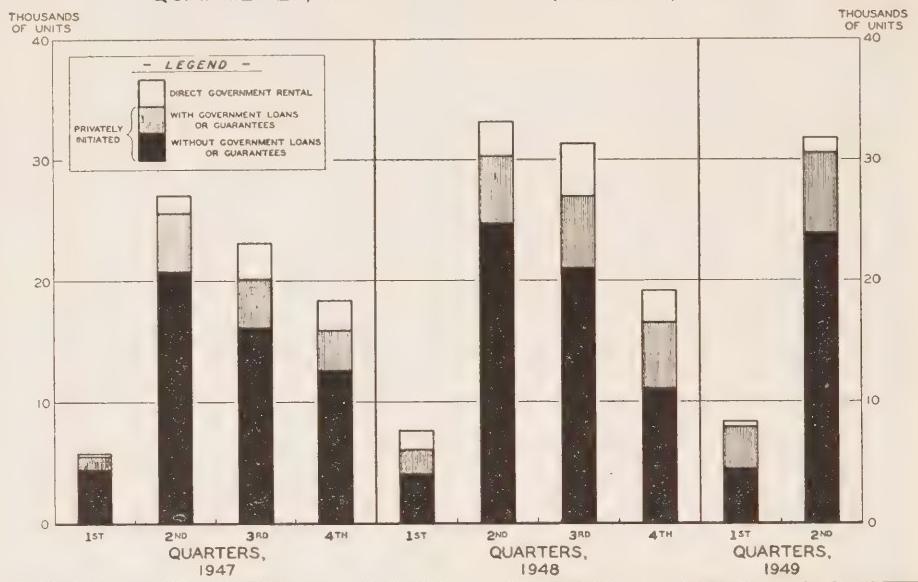
In metropolitan areas and urban municipalities of 5,000 population and over, starts numbered 31,600 in the first seven months of 1949, an increase of 3 per cent over the corresponding period of 1948. This indicates that in the smaller urban centres and in rural areas, the trend of starts was down by 9 per cent, from 19,000 in the first seven months of 1948 to 17,300 in the corresponding period of 1949.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING (See Tables 7-25)

Despite the apparent levelling off of total housing unit starts in the first half of 1949, Government-assisted housing starts, including those under the direct Government rental housing programmes, and those receiving financial assistance in the form of loans or guarantees from the Federal Government, showed an appreciable increase over the first six months of 1948 (see Figure 1). Total Government-assisted housing starts numbered 11,800 in the first half of 1949, an increase of 8 per cent over the corresponding period of 1948. Although starts under the direct Government rental housing programmes declined from the first half of 1948, Government-assisted starts in the privately-initiated housing sector

- FIGURE 1 -

NUMBER OF HOUSING UNITS STARTED IN CANADA, QUARTERLY, 1947 TO 2ND QUARTER, 1949.



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increased by 31 per cent from 7,700 in the first half of 1948 to 10,100 in the first half of 1949.

National Housing Act, 1944

Lending operations under the National Housing Act for the first seven months of 1949 reached record levels. The total number of housing units for which gross loans were approved under the Act, at 15,300, was 36 per cent higher than the corresponding total for 1948. The loans involved had a value of \$82.7 million in the 1949 period as against \$58.4 million in 1948.

Activity under the rental provisions of the Act showed the most notable rise during the first half of 1949, although approvals for home ownership housing also increased. Rental housing units for which loans were approved numbered 4,400 in the first half of 1949, nearly three times the number for the first half of 1948. This rapid increase reflects the impact of the rental insurance plan which was not in effect during the first half of 1948 and under which loans were approved for 2,900 units in the first half of 1949.

Under the home ownership provisions, despite a falling off of the activity under the integrated housing plan, the number of units for which loans, including builders' loans, were approved increased by 14 per cent from 7,600 in the first half of 1948 to 8,700 in the first half of 1949.

One-storey single-family housing units accounted for 30 per cent of the units approved for gross loans during the first half of 1949. Apartments, which represented only 9 per cent of the units approved in the first half of 1948 accounted for 29 per cent of the units approved in the first half of 1949, afford-

ing additional evidence of the role played by the rental insurance provisions of the Act.

Builders' estimated construction costs *per square foot* for units approved increased by 9 per cent in respect to bungalows from \$7.44 in the first half of 1948 to \$8.14 in the first half of 1949. The corresponding increase in respect to apartments was 10 per cent. Increasing costs were not accompanied by equal increases in the amount of loans authorized, with the result that equity requirements in 1949 were considerably more severe than in 1948. The average equity for all units for which gross loans were approved rose by 24 per cent from \$2,100 in the first half of 1948 to \$2,600 in the first half of 1949.

Veterans' Rental Housing Projects Under Central Mortgage and Housing Corporation

Starts of rental housing units for veterans under the Central Mortgage and Housing Corporation dropped from 2,300 during the first half of 1948 to 1,500 in the same period of 1949. Completions were up from 4,500 to 5,000, and units under construction at the end of June, 1949, approximated the 3,000 figure of a year earlier. Expenditures during the first six months of 1949 at \$18.2 million remained at the 1948 figure.

Veterans' Land Act, 1942

Both starts and completions under the Veterans' Land Act, 1942, during the first half of 1949 were lower than in the corresponding period of 1948, but a larger carryover was on hand at the end of the first half of 1949. Total completions numbered 1,000 in the first half of 1948 and only 600 in the first six months of 1949, while starts were down from 740 to 650. Units under construction at the end of June, 1949, numbered 2,200 as compared with 1,900 one year earlier. Expenditures on new housing construction and repairs decreased by 10 per cent from \$5.2 million in the first half of 1948 to \$4.7 million in the first half of 1949. Small holdings of the individual project type accounted for 88 per cent of the starts, 85 per cent of the completions and 79 per cent of the construction expenditures in the 1949 period.

Armed Service Married Quarters

Construction operations respecting the 1949 armed service housing programme of the Department of National Defence are being conducted by the construction division of the Central Mortgage and Housing Corporation. No starts were made in the first half of 1949. Progress under this programme will be covered in subsequent issues of *Housing in Canada*.

Under the 1948 programme, conducted by the Department of National Defence, a total of 1,124 units were completed in the first half of 1949, 1,110 of which were permanent and 14 temporary. A carry over of 18 temporary and 1,027 permanent units remained to be completed at the end of June, 1949.

Canadian Farm Loan Act, 1927

Loans having a total value of \$52,000 for the construction of 31 new farm houses were approved during the first half of 1949, and 39 loans with a value of \$24,000 were approved for the alteration and improvement of existing farm homes. In the first half of 1948 loans were approved with a value of \$18,000 for 16 new farm houses, and 41 loans with a value of \$17,000 were approved for residential improvements and alterations.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 176 loans for new farm houses, and 385 loans for the improvement and alteration of existing farm residential property in the first half of 1949. The loans for the new units had a total value of \$283,000 and for the improvements and alterations \$347,000. In the first half of 1948, loans were lower both for new farm houses, 162 valued at \$211,000, and for improvements and alterations, 213 valued at \$194,000.

Property Management Operations Central Mortgage and Housing Corporation

The number of rental housing units under the management of the Corporation increased from 37,000 at the end of December, 1948, to 41,000 at the end of June, 1949. The vacancy rate at the end of June, 1949, at .7 per cent was the same as a year earlier. Vacancies among the units managed by the Corporation are lower than the general average because of the particularly high demand for low and medium rental dwellings.

Rental Insurance Plan⁽¹⁾

Agreements under the Rental Insurance Plan during the first half of 1949 were made in respect of 92 projects involving 4,327 rental dwellings. Total costs per unit as estimated by applicants averaged \$7,436. Floor areas per unit averaged 889 square feet, number of rooms 3.9, and maximum monthly rentals \$80.12. From July, 1948, when the first project was approved under the plan, to July, 1949, a total of 140 projects involving 6,900 rental units have been authorized. Of these, 55 projects, representing 3,000 units, were approved for loans under the National Housing Act, 1944.

Under the plan, Central Mortgage and Housing Corporation guarantees to the builders or owners of approved projects for a period not exceeding 30 years, an annual return of rentals calculated to equal 2 per cent of the owner's investment in the project.

Double Depreciation for Rental Housing Projects

Although there were no approvals in June, 1949, three times as many rental units were approved for double depreciation in the first half of 1949 as in the corresponding period of 1948. Projects numbering 36 and involving over 700 dwellings received approval in the 1949 period as compared with 26 projects accounting for 235 units in the first half of 1948. Prospective rentals for the units approved in the first half of 1949 averaged \$83.70 as against \$57.88 in the first half of 1948.

Priorities Assistance for House-Building

Priority ratings for building materials in house-construction were approved for 6,000 housing units in the first half of 1949, representing a decline of 50 per cent from the first half of 1948. The decline is attributable in part to the continued falling off of house-construction under the Integrated Housing Plan, and the fact that there was no new construction for Armed Service Married Quarters in the first six months of 1949.

(1) For further details on the Rental Insurance Plan, see *Housing in Canada*, July, 1948, pp. 10-11.

Housing Corporation, Province of Ontario⁽¹⁾

Approvals of second mortgage loans by the Housing Corporation of the Province of Ontario numbered 4,610 during the first seven months of 1949, involving \$5.2 million. Advances on these and earlier loans totalled \$5.2 million during the period.

From the commencement of operations in May, 1948, to the end of July, 1949, 8,278 second mortgage loans representing \$9.2 million have been approved by the Housing Corporation. Advances during this period amounted to \$7.6 million.

SECTION 4.—REAL ESTATE LENDING (See Tables 26 and 27)

The number of new non-farm housing units for which institutional mortgage loans were approved, at 19,000 in the first six months of 1949 was 19 per cent higher than during the corresponding period of 1948. The increase of 3,000 units which consisted of an increase of 1,000 new multiple housing units and 2,000 new single housing units was largely accounted for by the increase in lending under the National Housing Act (see Section 3). As total starts in the first half of 1949 were only slightly higher than in the corresponding period of 1948, these data suggest a weakening in the demand for housing financed through sources other than institutional mortgages and under The National Housing Act, 1944.

Except for the field of new non-farm residential construction, institutional real estate lending was declining in the first half of 1949 as against the first half of 1948. Although the value of institutional loans for existing non-farm houses approved during the first half of 1949 at \$46 million approximated that of the corresponding period of 1948, there was a slight decline in the number of housing units for which loans were approved from 18,000 in the first half of 1948 to 17,000 in the same period of 1949.

The value of non-farm loans approved for new non-residential construction at \$15 million for the first half of 1949 was \$5 million less than in the same period of 1948. The value of loans of this type for existing property declined from \$27 million in 1948 to \$16 million in 1949.

Farm loan approvals in the first six months of 1949 were down in both number and amount as compared with the same period of 1948. In the first six months of 1948, 900 farm loans valued at \$3.5 million were approved, as compared with 700 loans valued at \$3.1 million approved in the first half of 1949.

SECTION 5.—BUILDING MATERIALS (See Tables 29-34)

Production of Building Materials

Output of construction materials was up in the first half of 1949. During the first six months of the year the composite index of production of construction materials averaged 163.7 on the 1939 base, an increase of 6 per cent over the level for the corresponding period of 1948. More closely reflecting the volume of construction activity, the index of domestic disappearance increased

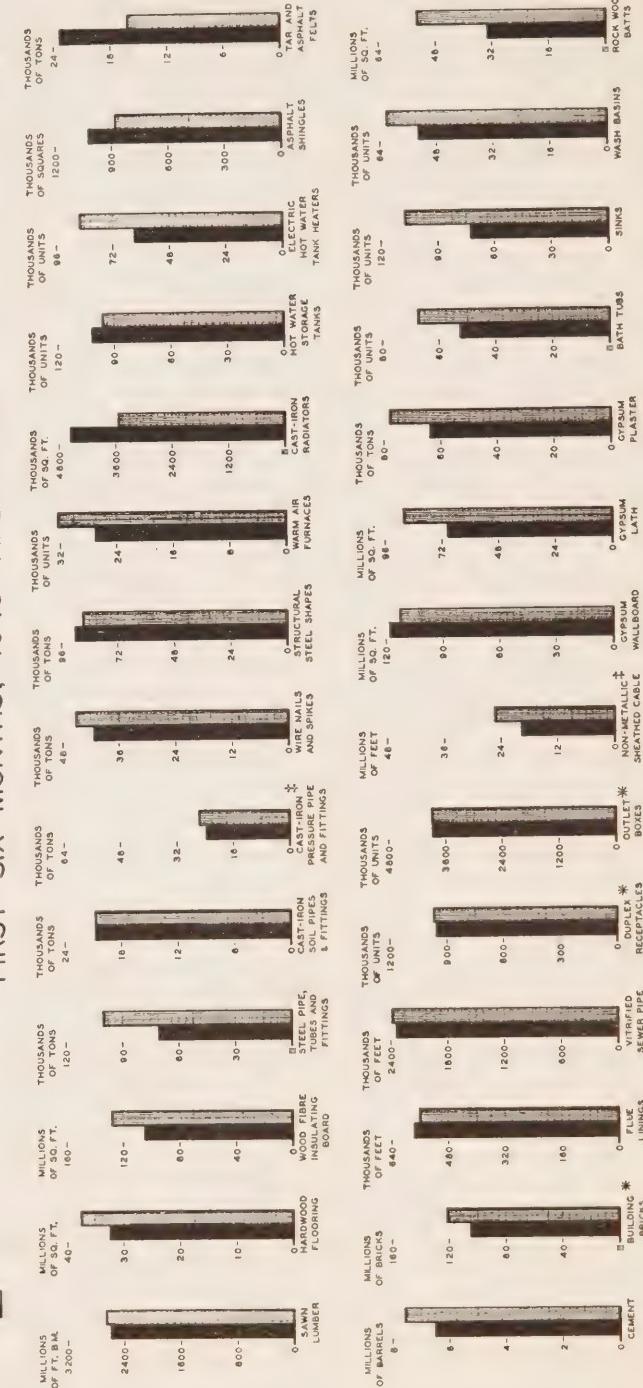
⁽¹⁾ For further details on the Housing Corporation, Province of Ontario, see *Housing in Canada*, April, 1949, p. 18.

FIGURE 3 -

VOLUME OF PRODUCTION OF TWENTY-EIGHT
— BUILDING MATERIALS —

1000

1949



LININGS
BRICKS

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by 11 per cent from an average of 218.8 during the first half of 1948 to 243.5 in the first half of 1949.

Comparative statistics are available for the first 6 months of 1949 for all but 5 of the 35 building materials covered in this review. Five month data are available for 3 of the materials, and 3 month data for 2 materials.

Of the 35 materials covered, 12 showed increases in output of 20 per cent to 60 per cent in the period under review as compared with the corresponding period of 1948. Rock wool batts led this group with an increase in output of 60 per cent, followed by sinks 48 per cent, and steel pipe, tubes and fittings 43 per cent. In spite of this increase in the production of steel pipe, shortages of small size steel pipe continued. Ten materials showed increases of 17 per cent or less. Ten materials declined in output. Of these, tar and asphalt felts, asphalt shingles, cement pipe and tile, cast iron radiators, domestic heating boilers and single pole switches, all of which registered drops of 15 per cent or more, are in fair supply and the drops in output reflect market conditions. The other materials which declined less than 5 per cent in output include hot water storage tanks, gypsum wallboard, structural steel and flue linings.

Supply of Building Materials

Despite the fact that total requirements for building materials during the first 6 months of 1949 were well above the corresponding period of 1948, due to increased building activity, July opened with the overall supply of building materials distinctly better than one year earlier. Shortages continued, however, in some lines.

Comparable statistics of sales and stocks are available for the first 6 months of 1949 for only 14 of the 18 materials covered. Five month data are available for 2 materials, 4 month data for 1 material and 3 month data for the remaining item.

Factory sales of 12 out of 18 materials rose in the period under review as compared with the corresponding period of 1948. For 5 other items, gypsum wall board, single pole switches, outlet boxes, domestic heating boilers and hot water storage tanks, sales declined over the period.

Factory stocks of 12 out of 18 materials were higher at the end of the period than a year earlier. Five of these items, cast iron soil pipe, rock wool batts, single pole switches, outlet boxes and non-metallic sheathed cable were in good supply at June 30. Building brick was in short supply and the remaining 6 materials were in fair supply. Stocks of 4 materials were lower at the end of the period than one year earlier. These include wire nails which were in fair supply, flue linings, steel pipe, tubes and fittings, and cement which are in short supply.

Imports and Exports

As a result of adequate supplies, imports of glass during the second quarter of 1949; continued the downward trend established in the first three months of 1949. Imports of glass during the first 6 months of 1949, at 31 million square feet were 43 per cent lower than the corresponding period of 1948. Imports of cement to the end of June, 1949, at 697,000 barrels, were nearly two and a half times those during the first half of 1948, but requirements were such that shortages were experienced in all regions.

Whereas imports of building board and lath rose from 4 million sq. ft. in the first 6 months of 1948 to 61.2 million sq. ft. in the corresponding period

of 1949, requirements during July, 1949, as measured by requests for priority to obtain materials for government-approved housing, were only slightly lower than June, 1948. The increase in imports was occasioned by heavy domestic requirements for gypsum lath, imports of which were authorized upon certification that they would be used for house construction.

Exports of 5 out of the 6 materials covered dropped during the first half of 1949, as compared with the same period of 1948. Building brick exports alone rose slightly from 1.3 million to 1.9 million.

The satisfactory lumber supply situation is reflected in the first major change in lumber export regulations since the end of the war. Effective September 6, 1949, the regulation of lumber exports through quotas was discontinued. As a precautionary measure to ensure adequate supplies of lumber for Canadian requirements, permits are still required for export of the items formerly on the quota list.

The overall drop in exports brought about a decline in the tonnage of building materials loaded on Canadian railway cars. A group of materials, including timber, gravel, sand, crushed stone, brick, cement, sewer pipe, and drain tile, showed a total of 6.1 million tons loaded in the first half of 1949, as against 6.5 million in the first half of 1948.

Employment in Building Material Industries

Returns from a group of building material producers, employing 15 or more employees, indicate that the increase in building material production from 1948 to 1949, was accompanied by a rise in employment. An average of 105,000 employees were reported for the first half of 1949, as against 102,000 in the corresponding period of 1948.

SECTION 6.—BUILDING LABOUR (See Tables 35-44)

Employment and Earnings

In June, 1949, the labour force in the construction industry reached the record level of 350,000, indicating a rise in the volume of construction activity over the first half of 1948. This figure represents an increase of 19 per cent over the number employed in construction one year earlier. The increase compares with a rise of only 3 per cent in total non-agricultural employment during the period. The monthly index of employment in the *building* industry based on returns from employers with 15 or more employees, rose 9 per cent from 334.9 at the beginning of June, 1948, to 363.9 at the beginning of June, 1949. Hourly earnings of workers in the building industry increased 7 per cent from \$1.00 in June, 1948, to \$1.07 in June, 1949.

The Labour Market

Despite the increase in building and construction employment, unemployment in the construction trades in the first half of 1949 was considerably above the levels of previous post-war years. The data on unplaced applicants in the construction trades, the percentage of trade union membership unemployed in the construction trades, and the number of construction workers establishing benefit years with the Unemployment Insurance Commission, all showed increases in the first half of 1949 over the previous post-war years. The series suggest a substantially improved labour supply in the construction industry.

Supply of Construction Workers

The sources of new construction workers in Canada showed a decline in the first half of 1949. Vocational and apprenticeship trainees for the construction trades under the Dominion-Provincial training scheme numbered 5,100 at the end of June, 1949, as against 6,300 one year earlier. In addition immigration of construction workers into Canada was down 46 per cent from 3,715 during the first half of 1948 to 1,995 in the corresponding period of 1949. Of the immigrants in the 1949 period, 1,380 were skilled and 615 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during the first half of 1949 totalled 445 resulting in a net immigration of skilled construction workers of 935 during the period. This represents a decline of 22 per cent from the first half of 1948.

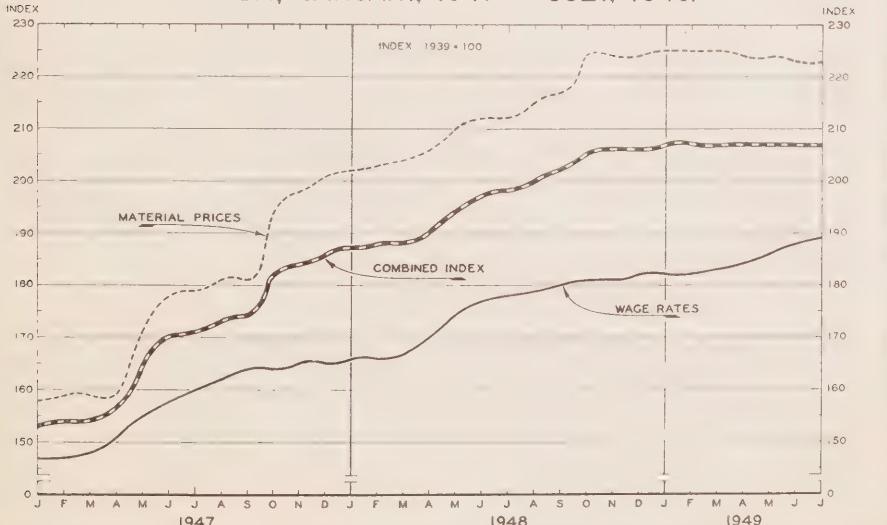
Time loss through strikes in the building industry during the first half of 1949 totalled 29,000 man-working days which was 5,000 man-working days in excess of the loss for the corresponding period of 1948. The increase is not marked, however, when considered in relation to the higher volume of construction employment in the 1949 period.

SECTION 7.—BUILDING COSTS (See Tables 45-48)

The increase in housing completions during the first half of 1949 was effected without substantial change in labour and material prices, (see Figure 3). The combined index of wholesale prices of residential building materials and wage rates of construction workers stood at 207.3 at June, 1949, as compared with

- FIGURE 3 -

INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS, AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1947 - JULY, 1949.



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206.3 at the end of December, 1948. The level at June, 1949, was 5 per cent above the annual average for the whole year, 1948. During the first 6 months of 1949 the wholesale price index of residential building materials dropped 1 per cent with the index moving downward continuously for a period of four months for the first time since the end of the war. The average level of hourly wage rates paid to building workers rose 3 per cent in the first half of 1949.

Material Prices, First Half, 1949

The composite index of residential building material wholesale prices which had reached a peak of 225.2 in February, 1949, dropped to 222.9 at the end of June, 1949. During the first 6 months of 1949, small increases in the price of some of the building materials were offset by decreases in the price of lumber, lath and insulation materials, paint and glass, roofing materials, and electrical equipment and fixtures. A decline of 9 per cent in the price index of the electrical equipment and fixtures group of materials is in part attributable to a significant drop in the price of copper wiring.

The composite price index of residential building materials for June, 1949, was 5 per cent over the average price level for the full year 1948.

Wage Rates, First Half, 1949

Wage rates of construction workers continued to rise in 1949, although not as rapidly as in 1948. The composite index of wage rates of construction workers rose 3 per cent during the first 6 months of 1949 as compared with 7 per cent in the corresponding period of 1948.

Plumbers and electricians wages rose more rapidly than those of the other trades with gains of 6 per cent and 5 per cent respectively.

The composite index of wage rates of construction workers in June, 1949, was 6 per cent higher than the annual average for the year 1948.

SECTION 8.—BUILDING INDUSTRY (See Tables 49-50)

Bankruptcies in the Construction Industry, Building Material Industries, and All Industries

The incidence of commercial failure was on the increase in the first half of 1949. The number of bankruptcies in the construction industry increased from 29 in the first half of 1948 to 46 in the corresponding period of 1949, while in the building material industries commercial failures rose from 13 to 30 over the period. In the construction industry the average amount of defaulted liabilities per firm declined from \$18,300 to \$16,600. In the building material industries the average amount of defaulted liabilities per firm, at \$38,100 in the first half of 1949, was half as much as in the same period of 1948.

Common Stock Prices

Common stock prices of 16 building material companies were 2 per cent lower in July, 1949, than a year earlier. Over the same period the index of stock prices for industrial production in general declined 12 per cent.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1.— NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,⁽¹⁾
1945 — JUNE, 1949.

Period	Births	Deaths	Marriages
1945	288,730	113,414	108,031
1946	330,732	114,931	134,088
1947			
1st Quarter	89,112	30,851	17,279
2nd Quarter	96,556	30,157	37,864
3rd Quarter	91,771	27,119	41,472
4th Quarter	81,864	29,541	30,696
Total, 1947⁽²⁾	359,303	117,668	127,311
1948			
January	26,125	10,912	5,668
February	25,710	10,295	5,617
March	27,233	10,154	4,982
1st Quarter	79,068	31,361	16,267
April	30,683	10,782	7,731
May	29,379	10,081	9,570
June	29,857	9,685	16,110
2nd Quarter	89,919	30,548	33,411
July	29,317	9,091	15,179
August	31,002	9,635	12,443
September	29,881	8,830	14,591
3rd Quarter	90,200	27,556	42,213
October	30,118	9,521	12,894
November	26,877	9,462	10,101
December	29,507	11,022	8,751
4th Quarter	86,502	30,005	31,746
Total, 1948⁽²⁾	345,689	119,470	123,637
1949⁽²⁾			
January	23,637	8,870	4,905
February	24,446	8,787	5,229
March	29,401	11,123	5,341
1st Quarter	77,484	28,780	15,475
April	30,182	11,127	6,262
May	32,046	11,148	10,151
June	30,187	9,528	12,822
2nd Quarter	92,415	31,803	29,235

(1) Excluding Yukon and Northwest Territories.

(2) Preliminary.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945—JUNE, 1949.

Period	Males				Females				18 Years and Over				Under 18 Years				Total
	Married		Single	Sub-total	Married		Single	Sub-total	Male		Female	Sub-total	Male		Female	Sub-total	
	Married	Single			Married	Single			Male	Female		Male	Female		Male	Female	
1945	2,695	5,006		7,701	9,470	5,551		15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722		
1946	6,694	13,799		20,493	36,457	14,779		51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719		
1947	13,799	19,636		33,435	13,162	17,530		30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127		
1948																	
January	1,417	2,322		3,739	1,465	2,044		3,509	2,986	2,794	5,780	753	715	1,468	7,248		
February	1,154	1,651		2,805	1,117	1,287		2,404	2,234	1,904	4,138	571	500	1,071	5,209		
March	2,247	3,251		5,498	2,214	2,907		5,121	4,184	3,963	8,147	1,314	1,158	2,472	10,619		
1st Quarter	4,818	7,224		12,042	4,796	6,238		11,034	9,404	8,661	18,065	2,638	2,373	5,011	23,076		
April ⁽²⁾	2,119	3,449		5,568	1,672	2,166		3,848	4,630	3,008	7,638	938	840	1,778	9,416		
May	1,915	3,392		5,307	1,838	2,315		4,153	4,141	3,076	7,217	1,166	1,077	2,243	9,460		
June	3,431	5,597		9,028	2,659	3,636		6,295	7,382	4,747	12,129	1,646	1,548	3,194	15,323		
2nd Quarter	7,465	12,438		19,903	6,169	8,117		14,296	16,153	10,831	26,984	3,750	3,465	7,215	34,199		
3rd Quarter	7,196	10,748		17,944	6,539	9,449		15,988	14,148	12,375	26,523	3,796	3,613	7,409	33,932		
4th Quarter	6,364	10,837		17,201	7,172	9,834		17,006	13,281	13,324	26,605	3,920	3,682	7,602	34,207		
Total, 1948	25,843	41,247		67,090	24,676	33,638		58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414		
1949																	
January	1,513	2,214		3,727	1,607	2,115		3,722	2,884	2,845	5,729	843	877	1,720	7,449		
February	1,224	2,325		3,549	1,451	1,648		3,099	2,797	2,342	5,139	752	757	1,509	6,648		
March	1,939	2,945		4,884	1,991	2,303		4,294	3,690	3,104	6,794	1,194	1,180	2,374	9,168		
1st Quarter	4,676	7,484		12,160	5,049	6,066		11,115	9,371	8,291	17,662	2,789	2,814	5,603	23,265		
April	2,101	3,163		5,264	1,790	2,038		3,828	4,407	3,022	7,429	857	806	1,663	9,092		
May	3,747	1,396		5,143	1,865	2,176		4,041	3,987	2,963	6,950	1,156	1,078	2,234	9,184		
June	2,622	4,004		6,626	2,415	2,926		5,341	5,236	3,973	9,209	1,390	1,368	2,758	11,067		
2nd Quarter	8,470	8,563		17,033	6,070	7,140		13,210	13,210	9,958	23,588	3,403	3,252	6,655	30,243		

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 3.— NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, 1945—JULY, 1949.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽¹⁾
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404 ⁽³⁾	79,359	—(2)
1948 ⁽⁴⁾	95,340 ⁽³⁾	81,243	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948 ⁽⁴⁾			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529
1st Quarter	6,678	11,569	—
April	8,274	6,729	39,180
May	11,407	6,284	44,572
June	13,409	5,946	52,143
2nd Quarter	33,090	18,959	—
July	9,684	6,073	55,686
August	11,013	6,970	59,732
September	10,651	6,667	63,656
3rd Quarter	31,348	19,710	—
October	7,437	8,164	62,890
November	7,795	9,701	61,093
December	3,846	7,994	56,456
4th Quarter	19,078	25,859	—
Total, 1948 ⁽⁴⁾	90,194	76,097	—
1949 ⁽⁴⁾			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,376	46,886
1st Quarter	8,396	17,826	—
April	8,466	7,251	48,080
May	12,809	7,374	53,533
June	10,528	7,275	56,787
2nd Quarter	31,803	21,900	—
July	8,700	6,400	58,000

(1) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 82).

(2) Not available.

(3) Estimated.

(4) Data for 1948 and 1949 exclude Yukon and Northwest Territory.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,
1946—JULY, 1949.

Period	Starts				Completions				Under Construction (At End of Period)			
	Housing Projects by C.M.H.C.	Veterans' Renter's Projects by C.M.H.C.	Total Housing Projects by Other Enterprises	Total	Housing Projects by C.M.H.C.	Veterans' Renter's Projects by C.M.H.C.	Total Housing Projects by Other Enterprises	Total	Housing Projects by C.M.H.C.	Veterans' Renter's Projects by C.M.H.C.	Total Housing Projects by Other Enterprises	Total
1946 December	—	—	—	—	—	—	—	—	3,557	2,811	1,440	19,781
1947	5,147	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	4,231	304 ⁽²⁾	4,028
1948	375	1	767	4,020	5,163	1,617	304	1,235	6,133	9,289	2,877	—
1st Quarter	1,590	1,916	15,587	19,093	1,918	—	1,430	8,528	11,876	2,549	—	3,481
2nd Quarter	3,649	1,649	14,397	19,695	1,033	—	1,750	8,167	10,950	5,165	—	3,967
3rd Quarter	1,613	—	1,085	11,022	13,720	988	1	1,583	13,320	15,891	5,790	—
4th Quarter	7,227	1	5,417	45,026	57,671	5,556	305	5,998	36,148	48,007	—	—
Total, 1948	1949	54	—	181 ⁽²⁾	1,758 ⁽²⁾	1,993	486	—	413 ⁽²⁾	3,653 ⁽²⁾	4,552	5,335
January	27	304 ⁽²⁾	1,013 ⁽²⁾	1,344 ⁽²⁾	597	—	—	304 ⁽²⁾	2,916 ⁽²⁾	3,817	4,765	—
February	121	92 ⁽²⁾	2,755 ⁽²⁾	2,968	847	—	—	271 ⁽²⁾	3,511 ⁽²⁾	4,769	4,035	—
March	202	577 ⁽²⁾	5,526 ⁽²⁾	6,305	1,930	—	—	988 ⁽²⁾	10,220 ⁽²⁾	13,138 ⁽²⁾	—	—
1st Quarter	171	—	69 ⁽²⁾	5,566 ⁽²⁾	5,806	737	—	525 ⁽²⁾	3,944 ⁽²⁾	5,206	3,516	—
April	502	—	109	6,199	6,810	596	—	287	3,901	4,784	3,422	—
May	502	—	291	6,586	7,379	1,098	—	507	3,909	5,514	2,826	—
June	1,175	469	18,351	19,995	2,431	—	1,319	11,754	15,504	—	1,923	—
2nd Quarter	304	—	318	4,637	5,259	514	—	341	3,744	4,749	2,616	1,900
July ⁽³⁾	—	—	—	—	—	—	—	—	—	—	—	—
Total	1949	32,719	—	—	—	—	—	—	—	—	—	37,235

(1) Data for 1948 and 1949 adjusted (see p. 82).

(2) Revised.

(3) Preliminary.

TABLE 5.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—JUNE, 1949.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4	2.4	33.7	478	5,334	5,812
May	33.3	3.5	36.8	397	5,880	6,277
June	33.8	2.8	36.6	659	5,570	6,229
2nd Quarter	98.5	8.7	107.1	1,534	16,784	18,318
July	29.4	2.4	31.8	657	4,590	5,247
August	29.1	2.2	31.3	386	4,791	5,177
September	24.7	1.9	26.6	561	4,004	4,565
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
October	24.6	1.9	26.5	881	3,595	4,476
November	22.1	1.4	23.5	591	3,164	3,755
December	18.8	1.2	20.0	395	2,917	3,312
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
January	8.7	.9	9.5	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372 ⁽¹⁾	1,811 ⁽¹⁾
March	27.0	1.8 ⁽¹⁾	28.8 ⁽¹⁾	1,001	3,683 ⁽¹⁾	4,684 ⁽¹⁾
1st Quarter	46.1	3.8 ⁽¹⁾	49.8 ⁽¹⁾	1,791	6,351 ⁽¹⁾	8,142 ⁽¹⁾
April	38.8	2.8	41.6	1,108	5,362	6,470
May	40.7	5.3	46.0	508	6,168	6,676
June	35.5	3.0	38.5	1,156	4,840	5,996
2nd Quarter	115.0	11.1	126.1	2,772	16,370	19,142

(1) Revised.

TABLE 6.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — JULY, 1949.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531
May	2.4	49.4	51.8	301	10,442	10,743
June	1.7	39.2	40.9	211	6,734	6,945
2nd Quarter	6.0	119.9	125.9	757	22,462	23,219
July	3.0	35.3	38.3	427	6,830	7,257
August	2.7	41.7	44.5	329	7,287	7,616
September	1.4	32.7	34.1	170	6,947	7,117
3rd Quarter	7.1	109.7	116.9	926	21,064	21,990
October	2.5	29.7	32.1	289	5,011	5,300
November	6.7	23.1	29.8	783	3,908	4,691
December	2.7	15.1	17.8	317	2,495	2,812
4th Quarter	11.9	67.9	79.7	1,389	11,414	12,803
Total, 1948	30.1	342.9	373.1	3,731	62,500	66,231
1949						
January	15.1	15.2	30.3	2,000	2,334	4,334
February	3.8	15.5	19.2	446	2,313	2,759
March	5.8	14.1	19.9	676	2,266	2,942
1st Quarter	24.7	44.8	69.5	3,122	6,913	10,035
April	5.2	31.1	36.4	610	4,880	5,490
May	4.2	43.9	48.2	495	7,277	7,772
June	2.6	44.3	46.9	302	7,544	7,846
2nd Quarter	12.0	119.3	131.5	1,407	19,701	21,108
July	5.6	46.6	52.2	659	7,382	8,041

(1) Estimated (see p. 83).

SECTION 3

PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 7.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, DIRECT FEDERAL GOVERNMENT HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947—JUNE, 1949.

Period	Direct Government Housing	Privately-Initiated Housing			Total Government Assisted Housing ⁽¹⁾	Total Housing		
		With Government Financial Assistance		Other				
		Loans	Guarantees					
1947								
1st Quarter	230	997	89	4,531	5,617	5,847		
2nd Quarter	1,570	4,739	165	20,651	25,555	27,125		
3rd Quarter	2,932	3,930	84	16,119	20,133	23,065		
4th Quarter	2,458	3,297	49	12,550	15,896	18,354		
Year	7,190	12,963	387	13,350	53,851	74,391		
1948								
1st Quarter	537	1,972	56	2,028	4,113	6,678		
2nd Quarter	2,703	5,555	106	5,661	24,726	33,096		
3rd Quarter	4,418	5,533	443	5,976	20,954	31,348		
4th Quarter	2,450	4,293	1,282	5,575	11,053	19,078		
Year	10,108	17,353	1,887	19,240	60,846	90,194		
1949								
1st Quarter	378	2,812 ⁽²⁾	691	3,503 ⁽²⁾	4,515 ⁽²⁾	8,881 ⁽²⁾		
2nd Quarter	1,248	5,088 ⁽²⁾	1,551	6,639 ⁽²⁾	23,916 ⁽²⁾	7,887 ⁽²⁾		

(1) Includes direct Government housing and privately-initiated housing with Government financial assistance.
 (2) Preliminary.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING
UNITS FINANCED, CANADA, FEBRUARY, 1945 — JULY, 1949.

Period	Number of Loans ⁽²⁾	Number of Housing Units ⁽²⁾	Amount of Loans ⁽²⁾ (\$'000)
1945 ⁽³⁾	5,142	5,695	23,832
1946	8,429	13,042	61,635
1947			
1st Quarter.....	718	888	4,114
2nd Quarter.....	4,119	4,642	22,473
3rd Quarter.....	2,886	3,598	17,348
4th Quarter.....	2,826	3,606	17,775
Sub-total	10,549	12,734	61,709
1948			
January.....	507	540	2,644
February.....	531	628	3,006
March.....	906	1,294	6,368
1st Quarter.....	1,944	2,462	12,018
April.....	1,529	1,895	9,698
May.....	1,953	2,361	12,515
June.....	1,850	2,408	12,696
2nd Quarter.....	5,332	6,664	34,909
July.....	1,811	2,152	11,453
August.....	1,647	1,858	9,937
September.....	2,164	2,556	13,570
3rd Quarter.....	5,622	6,566	34,960
October.....	1,610	1,756	9,512
November.....	1,243	1,693	8,796
December.....	1,187	1,640	8,433
4th Quarter.....	4,040	5,089	26,741
Sub-total	16,938	20,781	108,629
1949			
January.....	816	1,557 ⁽⁴⁾	8,314
February.....	783	1,356	7,403
March.....	1,137	1,845	9,879
1st Quarter.....	2,736	4,758 ⁽⁴⁾	25,596
April ⁽⁴⁾	1,786	2,859	15,395
May.....	1,873	2,301	12,283
June.....	2,242	3,213	17,376
2nd Quarter.....	5,901	8,373	45,048
July ⁽⁵⁾	1,988	2,191	12,041
Total, Feb. 1, 1945 — July 31, 1949	51,683	67,574	338,490

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, FIRST HALF, 1948 AND 1949.

Type of Loan	First Half 1948 ⁽¹⁾			First Half 1949		
	Number of Loans	Number of Housing Units	Amount (\$'000)	Average Loan per Housing Unit \$	Number Housing Loans	Number of Housing Units
Housing for Home-Ownership:						
Loans to home-owners.....	1,570	1,584	8,134	5,135	2,553	2,639
Loans to builders for sale:						
Integrated housing	3,306	3,747	20,059	5,353	1,160	1,211
Other	2,155	2,299	12,113	5,269	4,576 ⁽²⁾	4,868
Sub-total	7,031	7,630	40,306	5,283	8,289 ⁽²⁾	8,718
Housing for Rental Purposes:						
Loans to individuals.....	240	1,414	6,105	4,317	284	1,545
Rental Insurance.....	—	—	—	—	62	2,853
Primary industries.....	1	8	14	1,800	—	—
Limited Dividend Corporations	3	74	417	5,339	2	15
Sub-total	244	1,496	6,536	4,369	348	4,413
Total Gross Loans.....	7,275	9,126	46,842	5,133	8,637	13,131
						70,644
						5,380

(1) Data revised in accordance with year-end review.

(2) Includes a number of loans on duplexes, part of which may be for rent.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944.⁽¹⁾
 ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
 AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,
 FIRST HALF, 1948 AND 1949.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area	Con- struction Cost per Sq. Ft. \$
1948—First Half⁽²⁾											
Single 1-Storey	3,302	3,302	16,318	549	6,398	124	7,071	5,877	4,942	860	7.44
Single 1½-Storey	2,204	2,204	12,972	583	7,219	154	7,957	6,973	5,886	949	—
Single 2-Storey	767	770	4,860	636	8,523	172	9,131	7,836	6,312	1,278	6.51
Semi-Detached	207	263	1,426	453	7,049	169	7,671	6,753	5,422	937	7.52
Duplex	82	164	703	354	6,098	111	6,563	5,548	4,287	925	6.59
Triplex	17	51	216	390	6,636	204	7,230	5,426	4,233	1,033	6.43
Double Duplex	248	516	2,395	388	6,251	197	6,836	5,838	4,642	938	6.67
Row House	354	732	3,090	277	5,276	122	5,675	5,260	4,221	898	5.87
Apartment	90	1,042	4,431	250	5,617	386	6,253	5,391	4,252	876	6.41
Total ⁽²⁾	7,271	9,044	46,411	490	6,588	171	7,251	6,132	5,132	931	6.93
1949—First Half											
Single 1-Storey	4,069	4,069	20,867	638	7,272	143	8,053	6,197	5,128	893	8.14
Single 1½-Storey	2,635	2,635	15,271	641	7,887	158	8,686	5,796	5,004	1,004	—
Single 2-Storey	971	974	6,306	750	9,357	190	10,297	8,202	6,475	1,331	7.03
Semi-Detached	223	247	1,580	700	9,297	234	10,231	8,201	6,399	1,243	7.48
Duplex	184	444	2,029	485	6,771	140	7,396	5,789	4,570	1,065	6.36
Triplex	33	99	399	457	6,687	229	7,373	5,187	4,032	970	6.90
Double Duplex	179	386	1,822	414	7,190	264	7,868	6,134	4,876	1,009	7.13
Row House	192	391	1,644	299	5,584	156	6,039	5,388	4,205	938	5.95
Apartment	148	3,839	20,492	312	6,372	525	7,209	6,110	5,338	906	7.04
Total ⁽³⁾	8,634	13,084	70,472	528	7,251	268	8,048	6,486	5,386	969	7.41

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Revised in accordance with year-end review.

(3) Excludes one loan for \$150,000 approved for a staff house to contain 32 units.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946—JUNE, 1949.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947				
1st Quarter	3	5	9,750	1,950
2nd Quarter	4	7	12,975	1,854
3rd Quarter	2	2	3,400	1,700
4th Quarter	2	2	4,650	2,325
Sub-total	11	16	30,775	1,923
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
July	0	—	—	—
August	1	2	3,000	1,500
September	1	1	3,000	3,000
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Sub-total	3	4	7,000	1,750
1949				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
Total, April, 1946 —June, 1949	39	68	114,090	1,678

TABLE 12.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941—JUNE, 1949.

Period	Number of Housing Units			Actual Expenditure (\$'000)			Total
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	
1941-1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,392
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947							
1st Quarter	180	2,055	2,191	5,472	6	325	5,803
2nd Quarter	1,367	1,654	1,904	3,419	7	410	3,836
3rd Quarter	2,780	890	3,794	7,545	3	526	8,074
4th Quarter	2,382	822	5,354	10,265	5	632	10,902
Sub-total	6,709	5,421	—	26,701	21	1,893	28,615
1948							
January	21	508	4,867	3,821	—	198	4,019
February	214	731	4,350	3,303	2	239	3,544
March	99	726	3,723	5,225	3	355	5,583
1st Quarter	334	1,965	—	12,349	5	792	13,146
April	530	1,040	3,213	409	—	68	477
May	371	813	2,771	1,937	—	267	2,204
June	1,042	671	3,142	2,022	—	356	2,378
2nd Quarter	1,943	2,524	—	4,368	—	691	5,059
July	987	563	3,566	2,916	—	352	3,268
August	1,389	358	4,597	2,976	1	338	3,315
September	1,455	436	5,616	5,077	3	482	5,562
3rd Quarter	3,831	1,357	—	10,969	4	1,172	12,145
October	1,364	264	6,716	7,182	10	177	7,369
November	588	363	6,941	5,464	8	329	5,801
December	241	461	6,721	8,848	12	535	9,395
4th Quarter	2,193	1,088	—	21,494	30	1,041	22,565
Sub-total	8,301	6,934	—	49,180	39	3,696	52,915
1949							
January	54	521	6,244 ⁽³⁾	951	—	294	1,245
February	27	656	5,615	4,028	2	151	4,180
March	127	981 ⁽³⁾	4,757 ⁽³⁾	6,320	2	570	6,892
1st Quarter	208	2,158 ⁽³⁾	—	11,299	4	1,015	12,318
April	183	891	4,049	746	2	162	911
May	526	719	3,856	2,552	3	126	2,680
June	539	1,282	3,113	2,095	—	247	2,341
2nd Quarter	1,248	2,892	—	5,393	5	535	5,932
Total, April, 1941 —June, 1949	46,303	43,176	—	187,828	13,895	25,989	227,712

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Revised.

TABLE 13.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND
HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS,
CANADA, 1945 — JULY, 1949.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Projects	Number	
		Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	88	4,698	8
April.....	82	3,912	7
May.....	92	5,186	5
June.....	90	6,410	4
July.....	81	6,588	1
August.....	93	7,775	1
September.....	107	8,442	1
October.....	111	8,569	1
November.....	110	8,216	1
December.....	104	7,745	1
1949—January.....	97	7,235	1
February.....	91	6,755	1
March.....	84	5,940	1
April.....	73	5,049	1
May.....	68	4,476	1
June.....	48	4,028	1
July.....	48 ⁽²⁾	3,844	1

(1) Operations during 1945–47 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at July 31 total 40.

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE AND DECEMBER, 1948, AND JUNE, 1949.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		June, 1948	Dec., 1948	June, 1949
1.	Excavation.....	3,268	1,024	768
2.	Foundation.....	3,854	1,296	1,237
3.	Water and sewer under building.....	4,595	3,021	1,673
4.	Framing.....	4,430	2,551	1,768
5.	Doors, frames and window sash.....	4,867	3,665	1,946
6.	Chimneys.....	5,005	4,357	2,049
7.	Roofs shingled.....	4,751	3,942	2,025
8.	Plumbing roughed in.....	4,754	4,554	1,956
9.	Wiring roughed in.....	4,939	5,138	2,248
10.	Insulation.....	5,159	5,705	2,339
11.	Wall and ceiling board and taping..	5,214	6,274	2,474
12.	Finished flooring laid.....	5,419	6,373	2,758
13.	Exterior finish, including siding and trim.....	5,152	5,205	2,241
14.	Porches.....	5,369	5,390	2,382
15.	Interior trim.....	5,512	7,118	2,832
16.	Interior painting.....	5,951	7,482	3,369
17.	Hardware.....	5,890	7,327	3,191
18.	Plumbing fixtures.....	5,926	7,278	3,299
19.	Electrical work complete.....	6,011	7,482	3,385
20.	Exterior painting.....	8,048	8,575	4,548
21.	Water and sewer to main.....	5,577	3,866	1,784
22.	Electrical services connected.....	6,049	7,529	3,509
23.	Final inspection.....	6,410	7,745	3,881

TABLE 15.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943—JUNE, 1949.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects: Sept. 23, 1943—Mar., 1949. 2nd Quarter, 1949.....	2,673	17,569 ⁽¹⁾	4,139	1,492	23,200 ⁽¹⁾
Sub-total	—	17,569	4,139	1,492	23,200
2. Small Holdings, Individual Projects: Sept. 23, 1943—Mar., 1949. 2nd Quarter, 1949.....	12,699 770	35,723 3,146	4,382 205	18,504 480	58,609 3,831
Sub-total	13,469	38,869	4,587	18,984	62,440
3. Full-Time Farming: Sept. 23, 1943—Mar., 1949. 2nd Quarter, 1949.....	7,614 166	1,819 46	4,204 120	15,104 1,294	21,127 1,460
Sub-total	7,780	1,865	4,324	16,398	22,587
4. Commercial Fishing, Dominion and Provincial Lands Grants to Indian Veterans: Sept. 23, 1943—Mar., 1949. 2nd Quarter, 1949.....	2,934 133	2,484 187	387 206	680 74	3,551 467
Sub-total	3,067	2,671	593	754	4,018
5. Total All Projects: Sept. 23, 1943—Mar., 1949. 2nd Quarter 1949.....	25,920 1,069	57,595 ⁽¹⁾ 3,379	13,112 531	35,780 1,848	106,487 ⁽¹⁾ 5,758
Total	26,989	60,974	13,643	37,628	112,245

(1) Revised.

TABLE 16.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER
CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943 — JUNE, 1949.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Con- struction At End of Period	
1. Small Holdings, Sub-Division Projects:				
Sept., 1943—Dec., 1947...	2,673	2,669	4	20,409
1948—1st Half.....	—	4	—	778
2nd Half.....	—	—	—	44
1949—1st Half.....	—	—	—	174
Sub-total	—	2,673	—	21,405
2. Small Holdings, Individual Projects:				
Sept., 1943—Dec., 1947...	3,111	1,425	1,686	13,737
1948—1st Half.....	557	893	1,350	3,514
2nd Half.....	899	592	1,657	5,585
1949—1st Half.....	574	548	1,683	3,678
Sub-total	5,141	3,458	—	26,514
3. Full-Time Farming Projects:				
Sept., 1943—Dec., 1947...	538	218	320	2,559
1948—1st Half.....	61	70	311	527
2nd Half.....	83	142	252	957
1949—1st Half.....	31	59	224	435
Sub-total	713	489	—	4,478
4. Other Projects:				
Sept., 1943—Dec., 1947...	435	195	240	1,448
1948—1st Half.....	122	91	271	355
2nd Half.....	162	140	293	900
1949—1st Half.....	49	36	306	375
Sub-total	768	462	—	3,078
5. All Projects:				
Sept., 1943 — Dec., 1947..	6,757	4,507	2,250	38,153
1948—1st Half.....	740	1,058	1,932	5,174
2nd Half.....	1,144	874	2,202	7,486
1949—1st Half.....	654	643	2,213	4,662
Total	9,295	7,082	—	55,475

TABLE 17.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,
1947—JUNE, 1949⁽¹⁾.

Type of Unit	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 ⁽²⁾	522	522	1,043
1948												
1st Quarter	203	146	349	14	98	112	712	624	1,336	1,015	243	1,258
2nd Quarter	760	20	780	39	85	124	1,433	559	1,992	1,487	226	1,713
3rd Quarter	587	7	594	67	324	391	1,953	179	2,132	3,960	167	4,127
4th Quarter	257	1	258	243	136	379	1,967	30	1,997	4,383	—	4,383
Sub-total	1,807	174	1,981	363	643	1,006	—	—	—	10,845	636	11,481
1949												
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
2nd Quarter	0	0	0	565	0	565	1,027	18	1,045	—(3)	—(3)	—(3)
Total, Jan., 1947— June, 1949	2,458	1,000.	3,458	1,491	1,095	2,586	—	—	—	—(3)	—(3)	—(3)

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Not yet available.

TABLE 18. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — JUNE, 1949.

Period	Residential Construction							
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes		Total	
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929—Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948								
January	4	3	13	4	142	373	143	380
February	1	2	3	2	64	172	64	176
March	1	1	2	1	27	75	27	77
1st Quarter	6	6	18	7	233	620	234	633
April	0	—	1	—	22	56	22	56
May	3	3	5	2	76	198	76	204
June	7	10	17	7	197	505	200	521
2nd Quarter	10	12	23	10	295	759	298	781
July	12	16	18	7	242	584	244	607
August	10	10	26	15	216	514	219	538
September	9	12	16	6	206	523	206	541
3rd Quarter	31	38	60	28	664	1,620	669	1,686
October	5	8	9	5	197	519	198	531
November	8	19	19	10	213	555	216	583
December	2	3	16	7	211	590	213	600
4th Quarter	15	29	44	21	621	1,664	627	1,714
Sub-total	62	85	145	66	1,813	4,663	1,828	4,814
1949								
January	6	7	8	3	151	446	152	457
February	0	—	2	2	58	181	58	182
March	1	2	0	—	43	133	44	135
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
Total, May, 1929— June, 1949	—	—	—	—	—	—	32,664	70,057

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 19.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945—JUNE, 1949.

Period	Residential Construction							
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes		Total	
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945(1)	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948								
January	12	21	22	17	1,152	1,083	1,186	1,122
February	17	26	13	13	1,101	1,027	1,131	1,065
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	77	56	44	4,147	3,788	4,259	3,908
April	27	40	45	43	2,903	2,447	2,975	2,530
May	33	44	40	34	3,468	2,950	3,541	3,029
June	46	50	72	72	2,825	2,647	2,943	2,770
2nd Quarter	106	134	157	150	9,196	8,044	9,459	8,329
July	41	55	48	43	3,225	3,252	3,314	3,350
August	29	40	51	40	4,033	4,483	4,113	4,564
September	10	12	40	34	2,323	2,556	2,373	2,602
3rd Quarter	80	108	139	116	9,581	10,292	9,800	10,516
October	30	48	69	48	2,836	2,722	2,935	2,818
November	39	53	56	38	2,356	2,165	2,451	2,255
December	17	29	47	38	1,463	1,438	1,527	1,504
4th Quarter	86	129	172	124	6,655	6,325	6,913	6,578
Sub-total	328	448	524	434	29,579	28,449	30,431	29,331
1949								
January	9	10	26	21	1,493	1,507	1,528	1,537
February	10	16	22	16	1,445	1,421	1,477	1,453
March	13	23	54	46	3,254	3,143	3,321	3,212
1st Quarter	32	49	102	82	6,071	6,192	6,326	6,203
April	33	46	52	46	5,385	4,823	5,470	4,915
May	42	73	103	98	3,496	3,269	3,641	3,440
June	69	115	128	121	3,305	3,111	3,502	3,347
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
Total, March, 1945— June, 1949	1,198	1,886	1,954	1,496	85,184	75,397	88,757	78,658

(1) Covers period March 1—December 31.

TABLE 20.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947—JULY, 1949.

As at End of Month	Units in New Structures						Home Conversion Plan						All Units			
	Single Units			Multiple Units			Total			Number of Units			Per cent Vacant	Number of Units	Per cent Vacant	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947																
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	—	28,990	—	.6			
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	—	30,214	—	.5			
September	28,169	.4	539	2.0	28,811	.6	2,085	—	30,896	—	30,896	—	.5			
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	—	33,270	—	.5			
1948																
January	30,551	.4	1,032	.3	31,583	.4	2,079	—	33,662	—	33,662	—	.4			
February	31,056	.5	1,117	—	32,173	.5	2,065	—	34,238	—	34,238	—	.4			
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	—	34,803	—	.4			
April	31,945	.7	1,140	—	33,085	.7	2,065	—	35,150	—	35,150	—	.6			
May	32,713	.8	1,142	—	33,855	.7	2,039	—	35,894	—	35,894	—	.7			
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	—	36,415	—	.7			
July	33,774	.4	1,142	—	34,916	.4	2,005	—	36,921	—	36,921	—	.4			
August	34,041	.5	1,142	—	35,183	.4	1,991	—	37,174	—	37,174	—	.4			
September	33,731	.4	1,392	—	35,123	.4	1,990	—	37,113	—	37,113	—	.4			
October	33,676	.4	1,310	—	34,986	.4	1,924	—	36,910	—	36,910	—	.4			
November	34,045	.3	1,336	—	35,381	.3	1,867	—	37,248	—	37,248	—	.3			
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	—	37,115	—	.3			
1949																
January	34,182	.4	1,416	.1	35,598	.3	1,791	—	37,389	—	37,389	—	.3			
February	34,613	.6	1,466	—	36,079	.6	1,770	—	37,849	—	37,849	—	.6			
March	35,373	.7	1,505	—	36,878	.7	1,671	—	38,549	—	38,549	—	.7			
April	35,979 ⁽¹⁾	.8	1,533	.3	37,512 ⁽¹⁾	.8	1,633 ⁽¹⁾	—	39,145 ⁽¹⁾	—	39,145 ⁽¹⁾	—	.8			
May	37,046	.7	1,603	.6	38,649	.7	1,574	—	40,223	—	40,223	—	.7			
June	37,461	.6	1,642	.7	39,103	.6	1,512	—	40,615	—	40,615	—	.7			
July ⁽²⁾	38,458	.7	1,697	1.6	40,155	.8	1,513	.4	41,668	.4	41,668	.4	.7			

(1) Revised.
Preliminary.

TABLE 21.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NUMBER OF PROJECTS, UNITS, AND
TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS,
CANADA, JULY, 1948—JULY, 1949.

Period	With Loans Under The N.H.A.			With Conventional Loans			Number of Units	Number of Projects	Estimated Cost (\$000)	Estimated Cost (\$000)	Total
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)					
1948											
July	—	—	—	1	28	225	1	28	225	225	
August	—	—	—	1	15	109	1	15	109	109	
September	1	100	614	7	320	2,464	8	420	3,078	3,078	
3rd Quarter	1	100	614	9	363	2,799	10	463	3,413	3,413	
October	2	48	288	4	83	617	6	131	905	905	
November	3	72	461	6	617	4,507	9	689	4,968	4,968	
December	1	440	3,240	12	496	3,722	13	936	6,962	6,962	
4th Quarter	6	560	3,989	22	1,196	8,846	28	1,756	12,835	12,835	
Sub-total	7	660	4,603	31	1,559	11,644	38	2,219	16,247	16,247	
1949											
January	5	224	1,611	4	158	1,195	9	382	2,806	2,806	
February	7	330	2,448	5	342	2,523	12	672	4,971	4,971	
March	26	1,043	7,781	2	778	7,778	28	1,143	8,559	8,559	
1st Quarter	38	1,597	11,840	11	600	4,496	49	2,197	16,336	16,336	
April	3	52	345	17	617	4,584	20	669	4,929	4,929	
May	4	88	700	4	193	1,388	8	281	2,088	2,088	
June	3	611	4,426	12	569	4,396	15	1,180	8,822	8,822	
2nd Quarter	10	751	5,471	33	1,379	10,368	43	2,130	15,839	15,839	
July	—	—	—	10	350	2,739	10	350	2,739	2,739	
Total, July, 1948— July, 1949	55	3,008	21,914	85	3,888	29,248	140	6,896	51,162	51,162	

TABLE 22.—OPERATIONS UNDER NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM RENT
PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948—JULY, 1949.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948				
July	4.0	865	8,036	83.83
August	4.0	912	7,267 ⁽¹⁾	69.00
September	4.0	904	7,328	80.00
3rd Quarter	4.0	902	7,371	79.83
October	4.1	881	6,907	78.67
November	3.8	854	7,210	82.17
December	3.9	885	7,438	82.42
4th Quarter	3.9	872	7,309	82.00
Sub-total	3.9	879	7,322	81.58
1949				
January	3.8	912	7,345	83.65
February	3.8	907	7,398	83.88
March	3.9	866	7,436	79.68
1st Quarter	3.9	887	7,436	81.66
April	3.8	916	7,368	80.97
May	3.7	885	7,431	82.14
June	4.0	879	7,477	76.33
2nd Quarter	3.9	890	7,436	78.58
July	3.8	893	7,827	80.17
Total, July, 1948 —July, 1949	3.9	885	7,419	81.50

(1) Revised.

TABLE 23. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,
JUNE, 1947 — JUNE, 1949.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost (\$000)	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Construction \$	Equipment and Other \$	Total \$	Floor Area per Housing Unit Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
1947(1)	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948											
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
2nd Quarter	13	144	1,218	214	7,407	392	8,013	1,019	7.16	4.8	47.70
3rd Quarter	5	42	242	164	5,291	307	5,762	1,055	5.02	4.3	67.68
4th Quarter	.9	128	892	237	6,317	416	6,970	956	6.61	4.6	71.78
Sub-total	40	405	2,910	270	6,404	373	7,047	981	6.44	4.6	61.96
1949											
January	5	128	874	298	5,915	614	6,827	861	6.87	3.6	85.35
February	8	101	669	343	5,960	320	6,623	974	6.12	4.6	76.01
March	12	230	1,685	451	6,403	473	7,327	976	6.56	3.9	85.30
1st Quarter	25	459	3,228	385	6,169	479	7,033	944	6.54	4.0	83.27
April	5	81	550	371	5,746	669	6,786	889	6.23	3.8	75.95
May	6	198	1,475	413	6,332	707	7,452	948	6.68	3.8	87.48
June	0	—	—	—	—	—	—	—	—	—	—
2nd Quarter	11	279	2,025	400	6,162	696	7,258	934	6.58	3.8	84.13
July	29	427	2,904	367	5,916	518	6,801	1,013	5.84	4.7	76.47
Total, June, 1947	133	1,940	13,611	327	6,139	550	7,016	971	6.32	4.4	72.64
— July, 1949											

(1) Covers period June to December.

TABLE 24.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—JULY, 1949.

Period	Veterans' Land Act, 1942	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1048	Rental Housing Projects	Armed Service Married Quarters(1)	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945(2)	2,657	6,923	—	—	—	—	—	—	1,000	238	—
1946	1,703	5,210	3,315	3,238	7,216	—	—	—	1,035	1,245	2,826
1947	1,213	7,282	17	5,748	9,132	542	812	1,496	1,220	2,447	29,909
1948	118	520	—	1,180	503	64	369	363	278	—	3,395
1st Quarter	282	3,565	—	2,654	850	222	447	50	124	139	8,333
2nd Quarter	480	3,720	—	1,614	971	509	755	153	270	—	8,472
3rd Quarter	346	516	—	872	896	884	429	18	56	220	4,237
4th Quarter	Sub-total	1,226	8,321	—	6,320	3,220	1,679	2,000	584	728	359
1949	38	220	—	447	126	676	—	6	—	—	1,513
January	41	—	—	16	115	40	—	—	—	—	212
February	30	320	—	96	104	189	—	95	—	—	834
March	109	540	—	559	345	905	—	101	—	—	2,559
1st Quarter	42	159	—	194	74	204	—	—	—	—	618
April	45	—	—	409	65	201	—	5	196	—	916
May	54	881	—	316	51	284	—	32	42	—	1,660
June	141	1,040	—	919	190	689	—	32	243	—	3,254
2nd Quarter	July	29	495	—	284	72	235	1,128	—	41	—
Total, Aug. 23, 1945 —July, 1949	7,078	29,811	3,332	17,068	20,175	4,050	3,940	4,248	3,715	5,632	99,049

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.
 (2) Covers period August 23 — December 31.

TABLE 25.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO,
 NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED, AND
 AMOUNT OF LOANS ADVANCED,
 MAY, 1948—JULY, 1949.

Period	Number of Loans and Housing Units Approved	Amount of Loans Approved (\$'000)	Amount of Loans Advanced (\$'000)
1948			
May-June.....	597	623	90
July.....	330	343	202
August.....	404	421	226
September.....	495	527	334
3rd Quarter.....	1,229	1,292	763
October.....	564	608	449
November.....	534	587	431
December.....	744	819	667
4th Quarter.....	1,842	2,015	1,548
Sub-total	3,668	3,929	2,401
1949			
January.....	536	603	607
February.....	588	705	602
March.....	681	705	712
1st Quarter.....	1,805	2,013	1,921
April.....	563	638	701
May.....	742	861	836
June.....	862	994	864
2nd Quarter.....	2,167	2,493	2,401
July.....	638	737	858
Total, May, 1948— July, 1949	8,278	9,172	7,581

SECTION 4
REAL ESTATE LENDING

TABLE 26.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947—JUNE, 1949.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms			Total		
	New Construction			Existing Property			New Construction			Existing Property			Farms			Total		
	Number of Loans	Amount of Loans (\$000)	Number of Housing Units	Number of Loans	Amount of Loans (\$000)	Housing Units	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Housing Units	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Farms	Total	
1947	19,603	25,582(1)	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134				
1948	4,098	5,468	23,710	4,521	7,302	18,204	262	9,900	457	11,436	289	1,264	9,627	64,515				
	8,008	10,342	48,776	6,728	10,748	27,765	312	9,863	575	15,194	567	2,232	16,190	103,830				
	8,973	10,694	50,954	6,083	9,180	23,800	293	7,620	366	7,860	295	1,216	16,010	91,449				
	7,517	9,043	45,094	5,160	8,085	22,233	255	6,168	399	8,052	442	1,964	13,773	83,510				
	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304				
1949																		
January	1,782	2,665	11,843	1,204	1,821	4,860	63	1,892	95	2,240	78	388	3,222	21,223				
February	1,545	2,078	9,848	1,386	2,294	5,857	96	3,448	102	1,943	79	417	3,208	21,514				
March	2,144	3,107	15,215	1,830	2,853	7,682	79	1,992	160	4,497	98	486	4,311	29,872				
1st Quarter	5,471	7,852	36,907	4,420	6,968	18,399	238	7,333	357	8,680	255	1,291	10,741	72,609				
April	2,303	3,703	18,488	2,054	3,404	8,981	98	2,048	126	1,982	164	664	5,245	32,163				
May	2,691	3,541	17,665	2,144	3,042	8,778	81	3,498	130	2,582	133	598	5,179	33,122				
June	3,439	4,157	20,559	2,208	3,449	9,728	80	2,564	119	2,590	129	510	5,975	35,952				
2nd Quarter	8,933	11,401	56,712	6,406	9,895	27,488	259	8,110	375	7,154	426	1,772	16,399	101,237				

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 27 because in two instances one loan covered several single dwellings (see footnotes 1, page 47, and 3, page 48, of Table 27).

TABLE 27.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—JUNE, 1949.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)
1947	14,336 ⁽¹⁾	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736			
1948 1st Quarter	2,971	14,145	405	1,498	5,695	222	920	23	111	272	358	1,448	53	162	394			
2nd Quarter	5,835	30,613	657	2,492	9,962	464	2,316	33	121	220	735	3,256	116	384	1,025			
3rd Quarter	6,765	35,415	500	1,875	7,464	486	2,330	24	66	181	932	3,672	111	309	733			
4th Quarter	5,194	27,629	524	2,226	9,008	392	1,847	26	87	203	1,059	4,188	92	324	704			
Total, 1948	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	876	3,084	12,564	372	1,179	2,857			
1949 January	1,232	6,531	227 ⁽²⁾	1,032 ⁽²⁾	3,756 ⁽²⁾	85	441	4	27	68	198	797	18	58	121			
February	998 ⁽²⁾	5,561 ⁽²⁾	143	613	2,423	132	469	1	2	13	222	992	24	73	210			
March	1,385 ⁽²⁾	7,477 ⁽²⁾	196 ⁽²⁾	1,048 ⁽²⁾	4,675 ⁽²⁾	200	1,189	6	19	69	221	954	34	95	177			
1st Quarter	3,615 ⁽²⁾	19,569 ⁽²⁾	566 ⁽²⁾	2,693 ⁽²⁾	10,855 ⁽²⁾	417	2,099	11	48	150	641	2,743	76	226	509			
April	1,949	11,071	170	771	3,881	141	727	3	8	23	397	1,753	22	78	121			
May	1,940	10,866	168	920	4,046	149	719	3	7	18	313	1,269	22	57	123			
June	2,470	13,594	171	748	3,030	166	754	7	20	78	480	2,081	42	128	317			
2nd Quarter	6,359	35,531	509	2,439	10,956	456	2,200	13	35	118	1,190	5,103	86	263				

(1) Includes one loan approved for 2 single units and one for 21 single units.
(2) Revised.

TABLE 27.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—JUNE, 1949—Continued.

Period	Fraternal Societies ⁽¹⁾				Fire Insurance Companies				All Lending Institutions ⁽²⁾						
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units				
	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)			
1947	102	519	134	1,242	2	30	13	33	137	17,573 ⁽³⁾	80,776	1,850	7,808	25,366	
1948	24	136	39	106	602	—	—	3	16	98	3,575	16,649	523	1,893	7,061
1st Quarter	85	480	78	211	831	—	—	5	15	73	7,119	36,665	889	3,223	12,111
2nd Quarter	105	583	49	144	572	—	—	1	2	4	8,288	41,999	685	2,396	8,955
3rd Quarter	148	835	76	190	623	3	23	3	20	34	6,796	34,522	721	2,847	10,572
Total, 1948	362	2,034	242	651	2,628	3	23	12	53	209	25,778	129,835	2,818	10,359	38,699
1949	7	39	8 ⁽⁴⁾	22 ⁽⁴⁾	82 ⁽⁴⁾	2	5	1	2	5	1,524	7,812	258	1,141	4,031
January	13 ⁽¹⁾	70 ⁽¹⁾	9	20	85	1	4	2	4	21	1,366	7,095	179	1,712	2,753
February	77 ⁽¹⁾	479 ⁽¹⁾	24 ⁽¹⁾	63 ⁽¹⁾	184 ⁽⁴⁾	1	12	—	—	—	1,884	10,110	260	1,225	5,105
March	97 ⁽¹⁾	587 ⁽¹⁾	41 ⁽¹⁾	105 ⁽¹⁾	351 ⁽⁴⁾	4	21	3	6	26	4,774	25,018	697	3,078	11,889
1st Quarter	95	615	24	261	282	1	5	1	2	10	2,583	14,170	220	1,120	4,318
April	78	447	16	39	133	—	—	2	38	45	2,480	13,301	211	1,061	4,364
May	67	383	32	69	284	1	4	3	8	36	3,184	16,816	255	973	3,743
June	240	1,445	72	369	699	2	9	6	48	91	8,247	44,287	686	3,154	12,425
2nd Quarter															

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 26.

(3) Includes one loan approved for 2 single units and one for 21 single units.

(4) Revised.

SECTION 5
BUILDING MATERIALS

TABLE 28.— INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 – JUNE, 1949.
(1939 = 100)

Period	Production			Domestic ⁽¹⁾ Disappearance
	Lumber	Other Construction Materials	Total	
1945	114.0	147.6	122.1	144.3
1946	128.4	174.4	139.6	170.7
1947				
March.....	119.5	188.7	137.4	185.2
June.....	175.1	199.9	179.8	195.1
September.....	167.9	219.6	180.2	221.7
December.....	77.7	201.8	111.5	179.4
Annual Average	134.9	203.7	152.5	198.6
1948				
January.....	103.4	218.2	134.3	199.6
February.....	114.9	209.1	139.9	195.2
March.....	123.8	226.0	150.9	222.6
April.....	106.4	227.6	139.2	229.7
May.....	152.8	215.2	168.2	227.3
June.....	183.2	234.9	195.3	238.5
July.....	188.0	207.0	190.7	214.1
August.....	177.7	235.8	191.7	229.7
September.....	158.8	260.4	185.2	257.3
October.....	124.5	257.9	160.4	251.8
November.....	87.7	254.3	133.5	254.3
December.....	89.5	227.6	127.2	209.2
Annual Average	134.2	231.2	159.7	227.4
1949 ⁽²⁾				
January.....	101.4	237.8	138.0	209.9
February.....	109.1	216.8	137.8	204.1
March.....	132.3	256.8	165.4	255.7
April.....	95.4	241.5	134.8	252.4
May.....	160.3	253.9	184.6	266.6
June.....	207.1	267.0	221.6	272.0

(1) Excludes lumber (see p. 86)

(2) Preliminary.

TABLE 29.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.
(In Units Specified)

Period	Lumber and Lumber Products				Clay Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Insulating Board	Building Brick ⁽³⁾	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— ⁽⁴⁾	164.7	190.9	— ⁽⁴⁾	— ⁽⁴⁾	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947							
1st Quarter	1,128.5	11,449	45.4	54.0	270.2	790.9	28.7
2nd Quarter	1,393.1	12,223	50.4	73.4	253.8	944.9	39.8
3rd Quarter	1,811.4	13,188	54.2	85.4	214.6	1,131.0	40.1
4th Quarter	1,012.9	14,266	53.2	79.4	286.4	1,092.4	41.6
Total, 1947	5,345.9	51,126	203.1	292.2	1,025.0	3,959.1	150.2
1948							
January	341.2	5,046	16.8	18.2	73.9	306.7	12.3
February	380.3	5,043	15.3	19.1	95.5	369.8	8.4
March	409.7	5,494	17.8	19.9	130.8	495.2	9.7
1st Quarter	1,131.2	15,583	49.9	57.2	300.2	1,171.7	30.4
April	353.3	5,608	18.0	22.7	98.2	312.1	11.1
May	504.7	5,123	18.4	25.1	78.1	452.1	13.2
June	603.2	5,226	18.0	30.7	98.3	407.7	16.3
2nd Quarter	1,461.2	15,957	54.4	78.5	274.6	1,171.9	40.6
July	619.2	5,160	19.1	31.9	106.9	464.5	14.9
August	586.5	5,682	19.4	30.2	117.1	391.4	14.6
September	525.4	5,715	18.7	30.8	101.9	439.5	14.9
3rd Quarter	1,731.1	16,557	57.2	92.9	325.9	1,295.4	44.4
October	413.1	5,877	19.1	31.0	87.0	475.8	13.9
November	292.2	6,060	19.1	30.9	116.1	483.7	14.8
December	297.1	5,973	21.1	26.2	93.8	468.2	13.2
4th Quarter	1,002.4	17,910	59.3	88.1	296.9	1,427.7	41.9
Total, 1948	5,325.9	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	336.3	5,759	20.2	23.9	105.6	407.7	13.8
February	361.1	6,394	20.1	20.9	85.7	431.5	12.0
March	437.5 ⁽⁵⁾	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,134.9 ⁽⁵⁾	19,381	63.3	68.0	308.2	1,225.4	39.9
April	328.4	6,580	22.5	24.2	94.7	360.3	10.3
May	543.5	6,300	20.8	29.3	83.7	382.9	13.6
June	681.2	6,270	21.1	31.3	73.7	411.1	14.2
2nd Quarter	1,553.1	19,150	64.4	84.8	252.1	1,154.3	38.1

(1) Data for 1948 and 1949 are estimated.

(2) See p. 86.

(3) Estimated (see p. 86).

(4) Not available.

(5) Revised.

TABLE 29.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.—Continued.
(In Units Specified)

Period	Iron and Steel Products					Rock Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe, Tubes and Fittings	Structural Steel ⁽¹⁾	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	141.4	150.2	70.0	33.8	5.3
1946	25.3	65.2	123.1	115.5	58.8	54.8	10.1
1947							
1st Quarter	8.1	19.4	30.7	42.9	18.8	21.1	2.3
2nd Quarter	8.2	19.4	32.9	41.5	19.5	21.1	2.0
3rd Quarter	7.2	17.0	27.9	31.9	18.3	18.2	2.4
4th Quarter	9.1	21.9	28.7	44.9	20.7	22.4	3.2
Total, 1947	32.6	77.7	120.2	161.2	77.4	82.8	9.9
1948							
January	3.2	7.7	13.8	16.9	6.9	5.9	.9
February	3.3	7.8	12.0	14.9	5.7	4.9	.8
March	3.5	8.2	12.9	14.8	7.2	4.4	.8
1st Quarter	10.1	23.7	38.7	46.7	19.7	15.3	2.5
April	3.7	8.0	12.3	15.7	7.2	6.0	.7
May	3.4	7.0	8.9	10.3	6.6	6.0	1.0
June	3.5	7.1	10.3	17.4	8.0	6.0	1.0
2nd Quarter	10.6	22.1	31.5	43.4	21.7	18.0	2.7
July	2.8	5.3	6.7	10.7	6.5	5.9	.8
August	3.7	7.8	9.9	11.7	7.7	8.4	.9
September	4.3	8.9	13.6	20.3	7.8	9.5	1.1
3rd Quarter	10.8	22.0	30.2	42.7	21.9	23.8	2.8
October	4.2	8.6	9.9	15.4	8.0	12.8	1.3
November	4.9	8.1	12.6	12.8	7.3	11.0	1.4
December	4.8	8.5	10.6	11.9	7.1	12.6	1.3
4th Quarter	13.9	25.2	33.1	40.1	22.4	36.4	4.0
Total, 1948	45.5	93.1	133.5	172.9	85.7	93.5	12.0
1949							
January	4.6	8.1	15.2 ⁽²⁾	17.2	7.2	13.6 ⁽²⁾	1.2 ⁽²⁾
February	3.8	8.4	13.9 ⁽²⁾	10.4	6.5	9.7 ⁽²⁾	.9 ⁽²⁾
March	4.0	9.3	18.6 ⁽²⁾	18.2	7.5	5.7 ⁽²⁾	.8
1st Quarter	12.4	25.8	47.7 ⁽²⁾	45.8	21.2	29.0 ⁽²⁾	2.9 ⁽²⁾
April	3.0	(3)	16.0	15.3	7.7	6.2	.8
May	2.8	(3)	16.0	9.2	8.1	8.7	1.0
June	2.5	(3)	20.5	17.0	8.2	9.4	1.3
2nd Quarter	8.3	(3)	52.5	41.5	24.0	24.3	3.1

(1) See p. 86.

(2) Revised.

(3) Not available.

TABLE 29.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.—Continued.
(In Units Specified).

Period	Cement and Cement Products			Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile ⁽¹⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1946	10.7	27.1	87.0	1,808.7	1,392.8	3,272.3	45.4
1947							
1st Quarter	2.5	4.4	22.5	495.1	375.6	1,159.9	17.3
2nd Quarter	2.9	6.9	29.8	680.5	595.8	1,348.1	17.4
3rd Quarter	3.4	11.0	38.4	489.0	549.7	1,461.6	16.4
4th Quarter	3.4	10.5	33.2	679.9	600.0	1,824.9	16.0
Total, 1947	12.2	32.8	124.0	2,344.6	2,121.2	5,794.5	67.0
1948							
January	1.0	2.1	9.7	174.2	150.4	725.7	6.2
February	1.0	2.0	10.2	271.8	200.2	673.2	6.2
March	1.1	2.4	12.9	347.1	208.4	867.9	7.3
1st Quarter	3.1	6.5	32.8	793.0	559.0	2,266.7	19.8
April	1.0	3.3	12.1	224.3	191.8	866.7	7.4
May	1.1	3.8	14.4	242.0	208.4	737.2	7.2
June	1.2	4.2	15.4	249.7	202.3	714.0	8.8
2nd Quarter	3.4	11.2	41.9	716.0	602.5	2,317.9	23.4
July	1.2	4.3	16.2	127.3	87.5	620.4	3.7
August	1.3	4.2	17.3	180.0	117.8	742.9	5.6
September	1.2	3.9	17.9	227.1	234.0	987.4	6.1
3rd Quarter	3.8	12.3	51.4	534.5	439.3	2,350.7	15.4
October	1.4	4.0	13.5	179.4	201.7	857.5	6.0
November	1.3	4.2	11.3	220.6	183.9	621.5	7.7
December	1.1	3.3	8.4	183.9	215.9	776.0	8.8
4th Quarter	3.7	11.4	33.2	584.0	601.5	2,255.1	22.6
Total, 1948	14.0	41.4	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2
March	1.3	3.5	8.3	281.8	231.1	884.0	6.9
1st Quarter	3.5	9.6	23.2	669.9	636.4	2,419.5	25.4
April	1.3	3.8	8.1	226.3	159.1	727.4	(2)
May	1.4	4.6	11.0	166.3	174.3	736.6	(2)
June	1.4	5.0	12.0	(2)	(2)	(2)	(2)
2nd Quarter	4.1	13.4	31.1	(2)	(2)	(2)	(2)

(1) Includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Not available.

TABLE 29.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.—Continued.
(In Units Specified)

Period	Gypsum Products			Builders' (2) Hardware (\$000)	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾		Bath Tubs	Sinks	Wash Basins
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3 ⁽³⁾	— ⁽⁴⁾	— ⁽⁴⁾
1946	203.4	74.9	97.3	5,596.8	57.9	103.7	78.6
1947							
1st Quarter	50.5	24.2	26.0	1,406.5	18.5	32.1	22.9
2nd Quarter	52.4	30.5	29.9	1,733.9	21.8	32.8	23.1
3rd Quarter	51.3	25.4	31.2	1,324.4	19.7	21.9	19.5
4th Quarter	59.5	31.0	32.6	1,439.1	21.1	33.8	26.3
Total, 1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948							
January	18.8	10.7	9.1	569.9	7.7	10.7	8.8
February	21.4	9.0	9.1	637.5	9.1	11.8	7.9
March	21.5	10.6	10.9	734.4	9.6	13.0	9.4
1st Quarter	61.7	30.3	29.1	1,941.8	26.4	35.5	26.1
April	21.9	12.0	11.2	730.5	10.3	13.6	9.2
May	19.2	15.6	12.5	675.9	7.9	11.1	7.7
June	15.2	11.2	11.0	761.9	7.8	12.2	10.0
2nd Quarter	56.3	38.8	34.7	2,168.3	26.0	36.9	26.9
July	19.7	11.1	12.7	654.2	7.3	8.6	8.3
August	18.2	16.1	13.1	536.9	6.1	7.7	6.2
September	20.2	13.7	14.1	684.2	8.5	13.1	9.6
3rd Quarter	58.1	40.9	39.9	1,875.3	21.9	29.4	24.1
October	21.5	14.5	15.6	756.5	8.7	12.5	9.0
November	19.4	16.0	13.2	772.3	10.5	13.6	11.0
December	21.4	13.4	10.2	678.3	8.5	11.8	12.4
4th Quarter	62.4	43.9	39.0	2,207.1	27.7	37.8	32.5
Total, 1948	238.5	153.9	142.7	8,192.5	102.1	139.6	109.6
1949							
January	18.1	16.2	10.1	749.1	11.1	12.8	10.0
February	15.9	13.9	11.2 ⁽⁵⁾	711.5	10.5	13.8	9.1
March	19.9	14.4	12.9	867.4	11.6	19.4	10.1
1st Quarter	53.9	44.5	34.2 ⁽⁵⁾	2,328.0	33.2	46.0	29.2
April	19.8	13.6	14.2	749.2	11.2	22.9	11.4
May	19.9	14.9	14.0	704.5	11.4	21.2	10.7
June	19.4	15.4	15.4	732.8	11.2	17.0	10.8
2nd Quarter	59.1	43.9	43.6	2,186.5	33.8	61.1	32.9

(1) Data for 1948 and 1949 estimated (see p. 87).

(2) Factory sales. Data for 1948 and 1949 are estimated (see p. 87).

(3) Estimated (see p. 88).

(4) Not available.

(5) Revised.

TABLE 29.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.—Continued.
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air ⁽¹⁾ Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters ⁽¹⁾	Asphalt ⁽²⁾ Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	13.6 ⁽³⁾	7,179.1	128.8	57.2	1,432.2	29.5
1946	46.6	14.4	8,006.9	138.4	76.6	1,982.6	38.8
1947							
1st Quarter	13.0	4.7	2,277.9	38.6	25.4	505.8	9.5
2nd Quarter	13.6	4.4	2,207.5	40.7	30.8	557.7	11.1
3rd Quarter	11.6	4.0	1,881.3	33.8	29.8	516.0	12.2
4th Quarter	16.1	5.3	2,360.0	44.6	31.5	506.0	14.0
Total, 1947	54.3	18.4	8,726.7	157.7	117.5	2,085.6	46.7
1948 ⁽³⁾							
January	5.0	1.7	787.1	20.7	9.5	164.6	4.0
February	4.5	1.5	774.8	15.0	10.1	165.5	4.5
March	4.2	1.5	841.3	18.1	10.8	171.6	4.5
1st Quarter	13.7	4.7	2,403.2	53.7	30.5	501.7	13.0
April	4.7	1.4	857.0	17.1	9.2	164.1	4.0
May	4.3	1.1	616.9	13.3	9.9	178.6	3.2
June	4.3	1.6	685.2	18.0	13.1	175.4	3.0
2nd Quarter	13.3	4.1	2,159.1	48.3	32.2	518.1	10.2
July	3.0	.9	457.3	8.8	9.1	173.7	3.2
August	5.0	1.5	571.9	13.9	11.0	199.5	3.5
September	5.4	1.7	736.4	13.7	8.4	199.4	4.3
3rd Quarter	13.4	4.1	1,765.6	36.4	28.5	572.6	11.0
October	7.9	1.6	751.5	15.3	10.1	197.6	4.3
November	7.3	8.0	793.6	15.7	15.1	154.7	4.1
December	6.9	1.7	712.7	11.2	8.9	99.1	2.9
4th Quarter	22.1	5.4	2,257.8	42.2	34.1	451.4	11.2
Total, 1948	62.5	18.2	8,585.7	180.6	125.3	2,043.8	45.4
1949 ⁽³⁾							
January	5.4	1.4	667.7	16.5	10.6	108.1	2.5
February	5.5	1.3	666.3	12.2	9.3	84.8	2.4
March	6.0	1.2	747.9	13.7	10.4	103.3	2.5
1st Quarter	16.9	3.9	2,081.9	42.4	40.3	296.2	7.4
April	4.6	1.0	548.7	15.8	14.5	134.1	3.1
May	5.2	.9	458.8	20.0	15.3	209.2	2.6
June	5.7	.9	458.4	18.2	15.6	241.2	3.0
2nd Quarter	15.5	2.8	1,465.9	54.0	45.4	584.5	8.7

(1) Data for 1949 are estimated (see p.p. 87).

(2) Includes siding.

(3) Revised.

TABLE 30 — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—JUNE, 1949.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, Tubes and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	12.9	7.5	6.6	3.6
	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	10.5	7.5	7.7	2.2
	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	9.8	7.4	6.0	2.9
	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	8.6	3.8	4.4	4.4
1948	January	.5	1.2	16.6	21.4	75.9	24.2	1.5	1.5	9.3	8.7	7.3
	February	.6	1.6	17.2	22.6	90.0	29.7	3.2	1.2	10.8	10.1	6.5
	March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	11.7	10.4	8.0
	April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9	13.1	9.5	5.2
	May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8	10.2	7.9	8.2
	June	1.5	1.1	28.3	19.8	97.2	23.8	4.3	1.9	9.4	9.2	8.8
	July	1.4	.7	29.4	21.3	116.0	14.7	3.3	1.6	8.0	7.3	7.1
	August	1.4	.6	28.3	22.3	115.1	16.0	3.6	1.7	8.6	8.8	6.8
	September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	11.3	10.2	8.1
	October	1.4	.4	39.3	20.7	89.4	10.5	4.0	2.0	12.3	7.8	8.1
	November	1.3	.3	30.0	19.4	115.8	10.7	4.6	2.3	11.6	8.8	7.5
	December	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9	11.9	7.5	5.2
1949	January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	2.1
	February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	2.0
	March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	2.0
	April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	6.2	17.2	6.0	2.4
	May	1.5	.9	27.6	22.5	104.9	26.1	—(1)	—(1)	18.6	3.4	1.7
	June	1.6	.7	29.1	24.1	91.9	20.5	—(1)	—(1)	17.4	6.5	.7

(1) Not available.

TABLE 30.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—JUNE, 1949.—Continued.
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Battts	
	Thousands of Units		Sales		Stocks at End of Month		Sales		Stocks at End of Month		Sales	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948												
January	7.5	1.1	11.5	4.9	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	9.1	1.0	11.0	5.6	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	9.4	1.3	12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
April	10.0	1.2	13.3	7.0	21.5	2.1	12.1	.5	12.5	.7	5.9	.7
May	7.9	1.3	11.9	6.2	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.5	1.5	12.2	6.7	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
July	7.1	1.7	10.0	6.4	19.5	1.5	11.5	.7	14.5	.7	6.0	.5
August	6.4	1.2	8.5	5.3	18.4	1.3	15.2	1.3	14.6	.7	8.4	.4
September	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
October	8.5	1.7	12.8	6.7	21.9	1.7	14.0	1.3	17.4	1.2	12.5	.9
November	10.3	1.7	13.6	6.9	19.9	1.2	15.4	1.9	15.2	1.0	11.2	.8
December	9.5	.6	11.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949												
January	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
April	10.6	7.9	22.1	11.6	19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
May	10.7	6.7	16.1	15.0	20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2

TABLE 30.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—JUNE, 1949.—Continued.
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947	157.4	20.9	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
	330.3	36.3	914.4	81.1	7.2	.7	1.4	0(1)	18.2	0(1)	5.1	7.6
	269.1	30.5	804.4	143.5	5.7	2.5	1.3	0(1)	16.9	.3	6.6	6.8
	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0(1)	13.2	.3	7.4	5.7
	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8
	144.4	13.1	492.5	247.0	2.8	3.7	.9	0(1)	8.8	.3	4.9	7.5
	172.2	24.1	805.8	184.5	7.1	2.1	1.4	0(1)	7.4	.2	6.0	9.8
	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0(1)	13.5	.4	7.0	9.1
	186.6	29.6	813.0	259.5	6.2	.9	1.6	0(1)	11.7	.3	6.6	9.9
	188.8	44.9	748.9	204.7	8.3	.4	2.0	0(1)	15.3	.8	6.4	12.8
	174.0	54.7	896.4	134.8	8.4	.8	1.7	0(1)	11.8	.2	6.7	12.1
1949	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
	182.7	172.7	687.2	175.7	—(2)	—(2)	.5	1.3	15.6	.4	11.6	16.2
	155.2	290.9	621.3	351.3	—(2)	—(2)	.6	1.5	20.0	.3	16.5	14.6
	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	.8	1.6	17.2	1.3	14.9	15.1

(1) Indicates less than 50 units.
(2) Not available.

TABLE 31.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.
(In Units Specified)

Period	Glass	Cement	Gypsum Plaster	Building Board and Lath	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands of Barrels of 350 Lbs.	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	39.8	32.7	2.9	12.1	8,662
1946	43.7	350.1	7.6	18.7	9,437
1947					
1st Quarter	14.7	106.3	3.5	12.1	2,890
2nd Quarter	17.9	174.3	2.7	10.3	3,398
3rd Quarter	18.5	610.0	2.5	8.5	3,841
4th Quarter	19.1	358.1	1.4	9.0	3,312
Total, 1947	70.2	1,248.6	10.1	39.9	13,442
1948					
January	7.6	2.1	.4	.3	1,195
February	6.3	2.7	.3	.2	1,192
March	7.8	3.7	.2	1.5	1,365
1st Quarter	21.7	8.6	1.0	2.0	3,752
April	9.7	60.7	.5	.3	1,406
May	13.7	93.1	.3	.6	1,254
June	9.2	130.1	.9	1.0	1,168
2nd Quarter	32.6	283.9	1.7	1.9	3,828
July	8.8	192.2	1.5	.6	1,174
August	5.6	156.7	1.1	.7	952
September	7.2	126.1	1.3	.6	982
3rd Quarter	21.7	475.0	3.9	1.9	3,108
October	6.4	172.2	1.2	2.0	1,245
November	8.4	143.0	1.3	5.2	1,227
December	5.3	37.9	.8	5.5	1,116
4th Quarter	20.2	353.3	3.3	12.6	3,588
Total, 1948	96.3	1,120.7	10.0	18.3	14,276
1949					
January	5.0	8.1	.4	4.4	1,121
February	4.1	4.2	.4	8.4	1,005
March	4.7	48.9	.3	22.7	1,082
1st Quarter	13.8	61.2	1.1	35.5	3,208
April	6.4	110.7	.6	15.5	1,023
May	6.0	232.0	.4	6.1	1,126
June	5.0	292.9	.8	4.1	1,171
2nd Quarter	17.4	635.6	1.8	25.7	3,320

TABLE 32.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.
(In Units Specified)

Period	Lumber	Wood Shingles	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Thousands of Squares	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	2,000.5	1,651	3.7	813.6	45.3	3,973
1946	2,083.3	1,775	6.1	1,270.5	36.1	4,407
1947						
1st Quarter	620.4	513	.6	6.6	8.7	1,468
2nd Quarter	569.8	512	.8	6.2	16.6	2,253
3rd Quarter	697.5	464	1.3	9.2	13.8	1,672
4th Quarter	847.3	562	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	2,051	4.2	31.9	51.1	7,346
1948						
January	216.5	165	.3	19.1	2.3	476
February	197.4	204	.1	114.8	2.5	408
March	197.0	159	.1	43.1	1.4	635
1st Quarter	610.9	528	.5	177.0	6.2	1,519
April	184.3	229	.2	88.4	1.6	405
May	210.5	232	.2	124.9	6.4	750
June	194.3	146	.4	384.6	3.5	455
2nd Quarter	589.1	607	.8	597.9	11.5	1,610
July	217.7	209	.6	389.7	3.0	460
August	213.5	240	.7	357.3	5.9	287
September	265.2	214	.9	65.9	3.7	639
3rd Quarter	696.4	662	2.2	812.9	12.6	1,386
October	213.9	240	.6	60.1	2.8	562
November	191.1	200	.6	86.5	2.8	529
December	166.3	115	.2	119.7	4.3	627
4th Quarter	571.3	556	1.4	266.3	9.9	1,719
Total, 1948	2,467.7	2,353	4.9	1,854.1	40.2	6,235
1949						
January	141.5	93	.2	421.3	.3	424
February	133.3	100	.2	.5	.3	260
March	148.2	176	.3	40.2	.3	350
1st Quarter	423.0	369	.7	462.0	.9	1,034
April	146.4	174	.1	.2	3.3	360
May	167.3	172	.6	.0	4.9	254
June	160.5	157	.5	31.2	4.3	362
2nd Quarter	474.2	503	1.2	31.4	12.5	976

TABLE 33.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,
1945—JUNE, 1949.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	600.3	235.3	53.5	29.5	139.5	4.7	1,062.8
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
April	510.5	351.2	54.9	39.6	155.9	5.3	1,117.4
May	488.0	523.8	52.6	36.5	153.6	6.9	1,261.4
June	519.2	708.8	50.3	40.1	149.9	8.6	1,476.9
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	648.2	800.5	57.5	39.1	140.5	7.2	1,693.0
3rd Quarter	1,904.3	2,430.0	165.0	122.5	425.1	24.5	5,071.4
October	615.4	760.0	57.3	40.7	135.6	8.0	1,617.1
November	569.9	561.7	55.5	38.0	140.3	8.5	1,373.9
December	456.8	305.5	47.4	30.6	83.8	5.1	929.2
4th Quarter	1,642.1	1,627.2	160.2	109.3	359.7	21.6	3,920.2 ⁽¹⁾
Total, 1948	6,608.9	6,238.1	621.2	425.2	1,515.5	79.8	15,488.8 ⁽¹⁾
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	477.4	205.9	53.0	24.2	175.4	4.4	940.3 ⁽¹⁾
1st Quarter	1,225.7	514.4	142.9	78.3	368.3	11.6	2,341.2 ⁽¹⁾
April	406.8	347.8	54.2	29.5	193.2	5.1	1,036.6
May	451.8	531.4	54.4	35.1	162.5	7.5	1,242.7
June	—	—	—	—	—	—	1,448.0 ⁽²⁾
2nd Quarter	—	—	—	—	—	—	3,727.3 ⁽²⁾

(1) Revised.

(2) Preliminary estimate (see p. 88). Detailed data not yet available.

TABLE 34.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA,⁽¹⁾ 1946—JUNE, 1949.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947—March	90,805	3,238	35.66
June	97,905	3,525	36.00
September	106,048	3,894	36.72
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.09
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95
April	101,573	3,901	38.41
May	104,438	4,094	39.20
June	105,904	4,119	38.89
July	110,041	4,377	39.77
August	110,213	4,384	39.77
September	110,432	4,451	40.30
October	108,631	4,540	41.79
November	106,400	4,548	42.74
December ⁽²⁾	102,542	4,179	40.76
Annual Average ⁽²⁾	104,916	4,165	39.69
1949—January ⁽²⁾	102,011	4,149	40.67
February ⁽²⁾	103,606	4,091	39.48
March ⁽²⁾	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June ⁽³⁾	110,305	4,672	42.35

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

SECTION 6
BUILDING LABOUR

TABLE 35.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY,
NOVEMBER, 1945—JUNE, 1949.
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed		
	Construction Industry	Non Agricultural Industries	All Industries	Construction Industry	Non Agricultural Industries	All Industries
1945—November 17	184	3,268	4,326	13	165	172
1946—February 23	154	3,229	4,312	21	207	213
June 1	241	3,428	4,702	8	123	126
August 31	267	3,543	4,860	9	115	117
November 9	244	3,662	4,733	13	110	115
Annual Average	227	3,465	4,652	13	139	143
1947—March 1	187	3,634	4,565	21	136	141
May 31	254	3,658	4,821	8	89	91
August 16	283	3,709	5,008	8	71	73
November 8	284	3,779	4,847	12	82	87
Annual Average	252	3,695	4,810	12	94	98
1948—February 21	219	3,704	4,669	33	149	156
June 5	295	3,762	4,948	7	80	82
September 4	323	3,795	5,042	8	65	67
November 20	317	3,872	4,858	17	101	106
Annual Average	289	3,783	4,879	16	99	103
1949—March 5	251	3,744	4,700	47	192	199
June 4	350	3,895	5,018	16	101	103

TABLE 36.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾
1945—JULY, 1949.

Period	Building Industry			Indexes of Employment (1939=100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947—March	73,800	2,730	36.99	259.3	158.4
June	85,588	3,174	37.08	299.8	162.0
September	101,173	3,907	38.61	349.3	169.6
December	100,021	4,063	40.62	344.4	175.2
Annual Average	88,124	3,322	37.41	306.9	165.0
1948—January	89,706	3,139	35.00	308.7	170.1
February	85,344	3,523	41.28	293.9	166.2
March	82,758	3,489	42.16	284.9	165.8
April	84,828	3,315	39.08	290.7	163.8
May	89,385	3,695	41.34	305.8	163.7
June	98,223	3,932	40.03	334.9	168.8
July	105,709	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	42.72	383.9	177.2
October	114,757	5,053	44.03	387.1	178.5
November	118,425	5,260	44.42	395.3	178.8
December	116,738	5,135	43.99	387.4	179.4
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—January	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April ⁽²⁾	99,345	4,470	45.00	325.4	171.5
May	104,561	4,683	44.79	342.0	172.9
June	110,869	4,753	42.87	363.9	177.7
July ⁽³⁾	119,709	5,176	43.23	391.6	181.4

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 37.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
 NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
 WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
 1945 — JULY, 1949.

Period	Number of Hourly Wage-Earners ⁽²⁾	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947—March	60,545	40.1	2,427	88.2	35.37
June	70,463	39.1	2,755	90.9	35.54
September	84,176	40.0	3,364	92.9	37.16
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.3	2,867	91.0	35.79
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July	86,385	40.0	3,455	100.0	40.00
August	90,120	40.8	3,675	101.6	41.45
September	92,531	40.9	3,781	103.0	42.13
October	93,349	41.8	3,906	104.1	43.51
November	96,726	41.7	4,037	104.7	43.66
December	94,329	41.1	3,881	105.0	43.16
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April ⁽³⁾	79,493	40.5	3,221	108.9	44.10
May	84,013	40.4	3,391	108.5	43.83
June	90,382	38.6	3,493	107.0	41.30
July ⁽⁴⁾	99,114	39.1	3,879	107.3	41.95

(1) As reported by employers with 15 or more employees

(2) Refers to employees paid by the hour (see p. 89).

(3) Revised.

(4) Preliminary.

TABLE 38.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944—JULY, 1949.

As at Date of Reporting Closest to End of Month		Bricklayers		Carpenters		Painters		Plasterers		Other Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers				
Vacancies	Unplaced Applicants	Vacancies	Unplaced Applicants	Vacancies	Unplaced Applicants	Vacancies	Unplaced Applicants	Vacancies	Unplaced Applicants	Vacancies	Unplaced Applicants	Vacancies	Unplaced Applicants	Vacancies	Unplaced Applicants			
1944																		
December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945																		
Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946																		
Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
March	282	533	552	12,254	182	2,606	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364	
June	570	106	7,893	2,354	500	585	230	29	243	343	375	3,779	3,935	2,391	3,602	6,170	7,537	
September	231	71	1,958	1,653	271	789	231	22	386	280	203	247	3,530	3,062	4,106	2,366	7,636	5,428
December	535	452	10,038	30	3,863	223	134	148	688	74	1,540	1,158	16,798	197	11,008	1,355	27,806	
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949																		
January	106	1,029	144	17,337	53	4,811	142	239	95	1,079	34	2,275	574	26,770	181	15,797	755	42,567
February	70	1,167	237	19,669	75	4,422	148	260	149	1,302	46	2,486	725	29,306	193	16,766	918	46,072
March	117	1,045	310	17,455	182	3,312	141	172	99	1,394	85	1,394	934	25,568	546	16,177	1,480	41,745
April	153	798	736	12,768	459	1,863	148	87	99	1,362	183	1,462	1,778	18,340	1,485	11,779	3,263	30,119
May	274	414	866	6,868	598	1,768	66	111	1,068	221	809	2,246	9,903	1,555	6,484	3,801	17,471	
June	336	293	840	4,966	391	685	203	41	97	707	165	649	2,032	7,341	1,292	5,351	3,324	12,692
July	288	257	854	4,485	270	798	268	61	139	664	558	1,988	6,823	1,256	5,046	3,244	11,809	

TABLE 39.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA,⁽¹⁾
1945—JUNE, 1949.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhanglers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	.1	.4	.4
September	.4	.7	.1	.1	.1	.8	.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	.0	.3	.7	3.4	1.5
September	.2	2.4	1.2	.7	1.4	.9	1.5
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4
June	1.1	5.8	.1	.0	.5	9.1	4.3

(1) For coverage, see p. 89.

TABLE 40.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA,
1945—JUNE, 1949.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948								
January	343 ⁽²⁾	6,299 ⁽²⁾	1,852 ⁽²⁾	108 ⁽²⁾	362 ⁽²⁾	328 ⁽²⁾	1,016 ⁽²⁾	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,494
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986
April	70	1,392	238	32	302	216	243	2,493
May	33	621	118	14	220	195	152	1,353
June	18	343	129	12	135	142	104	883
2nd Quarter	121	2,356	485	58	657	553	499	4,729
July	15	278	229	8	89	101	87	807
August	20	267	149	6	101	81	99	723
September	13	326	230	4	73	121	125	902
3rd Quarter	48	871	608	18	263	303	311	2,432
October	23	531	508	6	96	165	205	1,534
November	43	1,637	1,051	18	184	259	548	3,740
December	286	4,101	1,528	78	410	303	1,167	7,873
4th Quarter	352	6,269	3,087	102	690	727	1,920	13,147
Total, 1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949								
January	564	7,109	1,852	162	576	488	1,431	12,182
February	576	6,856	1,260	175	680	589	1,158	11,294
March	331	4,172	731	75	723	536	774	7,342
1st Quarter	1,471	18,137	3,843	412	1,979	1,613	3,363	30,818
April	228	2,598	502	70	566	498	491	4,953
May	77	1,212	332	31	281	299	301	2,533
June	55	621	175	21	209	264	187	1,532
2nd Quarter	360	4,431	1,009	122	1,056	1,061	979	9,018

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 41.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947 — JUNE, 1949.⁽¹⁾

Trade and Type of Training	1947		1948			1949	
	June 30	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31	June 30
Bricklaying							
Vocational.....	371	151	27	4	2	3	0
Apprenticeship.....	1,421	682	653	642	573	477	402
Total.....	1,792	833	680	646	5755	480	402
Carpentry							
Vocational.....	255	194	21	19	23	16	0
Apprenticeship.....	547	1,550	1,470	1,428	1,365	1,226	1,146
Total.....	802	1,744	1,491	1,447	1,388	1,242	1,146
Painting and Decorating							
Vocational.....	78	13	2	0	0	0	0
Apprenticeship.....	315	261	249	246	230	197	173
Total.....	393	274	251	246	230	197	173
Plastering							
Vocational.....	29	10	0	0	1	1	0
Apprenticeship.....	185	263	256	260	245	233	239
Total.....	214	273	256	260	246	234	239
Plumbing and Steam Fitting							
Vocational.....	185	63	7	1	3	4	1
Apprenticeship.....	1,396	1,580	1,615	1,643	1,704	1,710	1,360
Total.....	1,581	1,643	1,622	1,644	1,707	1,714	1,361
Electrical							
Vocational.....	50	168	48	16	34	36	0
Apprenticeship.....	571	1,328	1,363	1,324	1,336	1,269	1,264
Total.....	621	1,496	1,411	1,340	1,370	1,305	1,264
Sheet Metal							
Vocational.....	323	20	7	0	0	0	0
Apprenticeship.....	1,275	616	609	593	571	576	551
Total.....	1,598	636	616	593	571	576	551
All Trades							
Vocational.....	1,291	619	112	40	63	60	1
Apprenticeship.....	5,710	6,280	6,215	6,136	6,024	5,688	5,135
Total.....	7,001	6,899	6,327	6,176	6,087	5,748	5,136

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 42.— IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945—JUNE, 1949.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	24	633	51	684	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948										
1st Quarter	89	231	76	21	42	186	31	676	302	978
2nd Quarter	94	360	85	59	72	237	42	949	1,788	2,737
3rd Quarter	171	311	72	17	58	206	48	883	848	1,731
4th Quarter	100	379	115	25	62	198	40	919	137	1,056
Total, 1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949										
January	40	82	20	10	19	58	5	234	15	249
February	31	65	15	6	13	43	6	179	24	203
March	59	93	31	6	9	46	8	252	79	331
1st Quarter	130	240	66	22	41	147	19	665	118	783
April	56	82	23	9	18	61	6	255	166	421
May	51	60	15	6	18	40	4	194	69	263
June	38	84	36	13	12	70	13	266	262	528
2nd Quarter	145	226	74	28	48	171	23	715	497	1,212

TABLE 43.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948—JULY, 1949.⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers	
									1948	1949
January	4	19	9	1	2	10	1	5	51	83
February	4	22	3	1	3	10	3	4	50	67
March	11	33	10	2	3	12	8	6	80	84
1st Quarter	19	74	22	4	8	32	7	15	181	234
April	18	42	5	2	9	14	3	4	97	113
May	11	39	9	1	16	10	4	2	92	100
June	5	21	6	5	6	9	3	5	60	66
2nd Quarter	34	102	20	8	31	33	10	11	249	278
July	11	28	14	3	6	14	10	4	90	106
August	9	34	7	0	10	11	9	2	82	99
September	12	26	8	3	5	16	4	0	74	84
3rd Quarter	32	88	29	6	21	41	23	6	246	278
October	16	45	14	4	10	12	3	9	113	130
November	8	30	15	6	11	14	9	6	99	113
December	9	27	12	2	4	9	2	1	66	80
4th Quarter	33	102	41	12	25	35	14	16	278	306
Total, 1948	118	366	112	30	85	141	54	48	954	1060
1949										
January	7	36	9	2	11	10	5	3	83	90
February	7	28	11	1	8	8	2	2	67	74
March	5	31	13	1	8	14	6	6	84	91
1st Quarter	19	95	33	4	27	32	13	11	234	251
April	6	25	13	4	11	13	3	5	80	86
May	4	29	9	3	9	12	4	5	75	81
June	3	20	13	0	3	15	1	1	56	62
2nd Quarter	13	74	35	7	23	40	8	11	211	228
July	10	22	13	3	7	10	2	6	73	80

TABLE 44.—STRIKES IN THE BUILDING INDUSTRY, CANADA,
1945—JULY, 1949.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947 ⁽¹⁾	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,400
May	5	55	933	10,150
June	3	19	201	1,240
July	2	10	124	2,291
August	1	30	328	1,050
September	2	10	520	1,935
October	2	15	93	330
November	2	23	135	1,450
December	2	53	640	9,000
Total, 1948 ⁽¹⁾	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—
May	3	122	1,600	24,650
June	3	9	659	3,385
July	1	1	12	24

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7
BUILDING COSTS

TABLE 45. INDEXES OF WHOLESALE PRICES, RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945 — JULY, 1949.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Residential Building Materials Index	Composite All Construction Materials Index
	1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947—March	198.0	114.5	132.5	173.6	104.8	150.0	135.4	134.2	132.5	159.2	170.0
June	233.5	114.5	138.4	169.7	107.7	172.5	141.6	146.7	135.5	177.7	183.5
September	238.2	119.4	138.4	177.9	107.7	167.3	144.4	153.1	138.0	181.1	190.7
December	276.5	123.9	142.9	179.1	112.5	182.8	148.5	156.5	148.1	200.9	210.9
Annual Average	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948—January	277.8	124.2	142.9	180.0	112.5	188.0	153.5	153.5	149.0	202.4	209.4
February	278.6	124.2	142.9	190.8	112.5	188.0	153.5	153.5	149.5	203.1	209.5
March	278.6	124.2	142.9	190.0	113.4	195.0	154.9	153.5	149.7	203.7	207.6
April	280.1	128.1	142.9	189.8	117.2	196.3	161.1	153.5	149.7	206.3	208.9
May	286.1	131.2	142.9	188.5	117.2	196.3	162.6	164.2	149.7	209.8	214.6
June	289.6	131.8	144.3	188.0	119.4	196.3	162.7	164.2	149.7	211.6	217.1
July	289.6	131.8	147.1	188.5	119.4	196.3	162.7	164.2	149.7	211.7	217.8
August	293.9	131.8	147.1	188.3	119.4	196.3	163.7	176.7	159.1	214.8	222.2
September	293.9	133.4	152.9	187.8	119.4	196.3	170.6	176.7	163.1	216.6	223.2
October	309.9	133.4	153.5	190.0	119.4	196.3	170.6	176.7	163.9	223.8	229.5
November	309.9	133.4	153.5	190.0	119.4	192.4	172.7	176.6	164.3	224.0	229.3
December	309.9	133.9	153.5	188.3	119.4	186.0	172.7	176.6	164.3	223.8	227.2
Annual Average	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.7	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.7	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0
April	309.1	135.0	153.5	189.5	119.4	186.0	175.5	176.7	168.4	224.3	227.8
May	309.1	135.2	155.4	189.5	118.8	182.9	175.2	172.5	170.2	223.9	226.0
June	308.5	135.2	155.4	183.5	118.8	179.9	174.1	161.3	168.4	222.9	224.4
July	308.5	135.2	155.4	191.5	118.8	177.1	174.1	157.6	167.1	223.7	227.9

TABLE 46.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,⁽¹⁾
1945—JUNE, 1949.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	All Construction Workers (Including Holiday Pay Allowances)	
							Unskilled Construction Workers	All Construction Workers
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	131.1
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	143.9
1947								
March	137.2	147.7	145.2	144.3	137.0	145.2	144.0	164.9
June	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7
September	163.9	160.1	152.5	155.7	152.3	152.0	158.6	185.6
December	163.9	161.3	154.1	155.7	157.3	153.2	158.6	162.0
Year	154.8	156.4	150.7	151.4	148.8	149.8	153.9	177.5
1948 ⁽²⁾								
March	163.9	161.3	154.1	155.7	162.4	157.8	158.6	185.6
June	171.3	172.4	169.1	172.4	169.1	167.4	170.0	197.4
September	172.7	176.1	172.4	178.1	171.3	171.7	172.1	197.4
December	177.3	177.3	174.0	183.8	172.5	171.7	172.1	199.8
Year	171.3	171.8	167.4	172.4	168.4	167.7	168.2	195.1
1949 ⁽²⁾								
March	177.3	178.5	174.0	185.2	178.8	175.2	173.2	202.2
June	179.6	183.4	175.7	189.4	182.6	181.0	176.3	202.2
								178.5
								183.5
								182.6
								187.7

(1) For source and details of compilation see p. 91.

(2) Data for 1948 and 1949 are preliminary.

TABLE 47.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945—JULY, 1949.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947—January	152.8	157.2	151.5	125.1	109.2
February	154.0	160.3	156.9	125.9	109.2
March	154.4	160.7	160.2	127.0	109.2
April	155.9	162.1	163.5	128.7	109.2
May	164.1	169.2	166.7	131.1	111.2
June	169.5	172.9	169.8	132.9	113.5
July	170.8	174.3	171.2	133.9	113.5
August	172.7	176.4	173.5	134.6	113.5
September	173.9	179.5	177.7	137.3	113.5
October	181.5	188.9	184.7	140.1	115.5
November	184.1	190.2	189.0	141.5	115.5
December	186.0	191.8	190.3	143.8	115.5
Annual Average	168.3	173.6	171.3	133.5	112.4
1948—January	187.1	191.2	194.8	146.1	115.5
February	187.7	191.4	195.4	147.9	115.5
March	188.3	190.5	194.8	148.6	115.5
April	189.9	192.0	196.9	149.4	116.5
May	193.7	196.5	198.9	151.0	116.5
June	197.3	200.5	201.5	152.0	116.5
July	197.8	201.4	201.6	154.6	116.5
August	200.0	204.4	209.3	155.2	116.5
September	201.5	205.4	209.8	156.6	116.6
October	205.3	209.2	211.1	157.2	116.6
November	206.2	209.3	211.8	157.2	116.6
December	206.3	208.3	211.5	156.6	117.2
Annual Average	196.8	200.0	203.1	152.7	116.3
1949—January	207.1	208.7	211.3	157.2	117.2
February	207.4	208.9	209.7	157.1	117.2
March	207.0	209.7	209.0	156.8	117.2
April	207.3 ⁽²⁾	209.3 ⁽²⁾	208.9	156.9	117.9
May	207.4	208.7	207.4	157.0	117.9
June	207.3	208.1	207.3	158.1	117.9
July	207.3 ⁽³⁾	207.7 ⁽³⁾	207.7	159.7	118.9

(1) For weighting and method of compilation see p. 91.

(2) Revised.

(3) Preliminary.

TABLE 48.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA,
1946—JULY, 1949.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3 (per cent)	4 - 6 (per cent)	7 - 9 (per cent)	10 - 12 (per cent)	More than 12 (per cent)	
1946	—	—	—	—	—	11
1947	—	—	—	—	—	8
1948						
January	4	25	47	12	12	7.3
February	10	24	42	17	7	7.1
March	3	28	42	18	9	7.5
April	4	35	40	16	5	7.7
May	14	26	33	20	7	7.2
June	27	19	32	14	8	6.8
July	40	14	25	11	10	6.1
August	36	29	10	13	12	6.2
September	38	37	9	8	8	5.4
October	24	48	9	9	10	6.1
November	21	50	15	4	10	6.0
December	19	45	25	3	8	6.4
Year	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July	40	15	25	10	10	7.0

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 49.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945—JUNE, 1949.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	20	878	1,107	509	6,994	11,107
1948									
1st Quarter	15	199	429	6	323	382	198	2,265	4,005
2nd Quarter	14	30	101	7	445	417	213	3,455	4,245
3rd Quarter	17	272	443	9	353	407	169	2,746	4,805
4th Quarter	27	178	402	3	165	103	219	4,383	5,096
Total, 1948(2)	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949(2)									
1st Quarter	28	216	375	20	809	887	262	4,068	6,744
2nd Quarter	18	251	388	10	81	256	219	3,769	4,696

(1) See p. 92.
(2) Preliminary

TABLE 50.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945—JULY, 1949.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945	118.0	102.7
1946	152.2	119.1
1947—January	145.5	108.8
February	147.8	112.3
March	142.6	108.8
April	139.2	107.1
May	138.8	107.0
June	138.1	108.1
July	139.0	110.3
August	137.3	108.3
September	135.2	106.6
October	136.2	108.6
November	140.6	110.7
December	138.5	110.0
Annual Average	139.9	108.9
1948—January	134.9	111.8
February	124.6	105.3
March	123.5	105.0
April	134.3	113.7
May	144.9	121.6
June	146.6	126.0
July	141.9	121.7
August	139.5	118.5
September	139.1	118.6
October	142.3	122.4
November	143.0	124.5
December	142.0	121.8
Annual Average	138.1	117.5
1949—January	145.5	119.8
February	142.1	112.1
March	139.8	110.1
April	142.0	109.4
May	138.6	108.3
June	133.7	101.4
July	139.4	106.8

PART III
SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—NUMBER OF HOUSES STARTED IN CANADA, QUARTERLY, JUNE, 1947—JUNE, 1949.

Chart based on data shown in Table 7.

FIGURE 2.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST SIX MONTHS, 1948, AND 1949.

Chart based on data shown in Table 29.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL WHOLESALE PRICES AND WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIALS AND WAGES, JANUARY, 1947—JULY, 1949.

Chart based on data shown in Tables 45, 46 and 47.

PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—JUNE, 1949.

Data for 1945 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Final Figures, 1945*, D.B.S. Data for 1946 obtained by courtesy of Vital Statistics Section, Division of Social Welfare, D.B.S. Data for 1947 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Tentative Figures, 1947*, D.B.S. Data for 1948 and 1949 obtained from *Monthly Report of Births, Marriages and Deaths in Canada*, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945—JUNE, 1949.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Mines and Resources.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945—JULY, 1949.

Sources of data shown in Table 3 are as follows:

1945 *Housing Statistics, 1946*, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.

Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S.

Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946*, D.B.S.

Estimates for 1948 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of July, 1949 does not equal the number shown as under construction at the end of 1948 plus starts less completions during the first seven months of 1949. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—JULY, 1949.

Data for 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. Data for 1949 compiled by the Economic Research Department, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of July, 1949, need not equal the sum of all units started less total completions. For explanation see notes to Table 3.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—JUNE, 1949.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948—June, 1949, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions.

The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May, 1948, based on returns from 203 municipalities, June 203, July 203, August 203, September 203, October 203, November 203, December 202. Data for April, 1949 based on returns from 202 municipalities, May, 201 and June 199.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—JULY, 1949.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the 1947 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 7.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, DIRECT FEDERAL GOVERNMENT HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947—JUNE, 1949.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation. Direct Federal Government housing comprises starts under the Veterans' Rental Housing Programme of Central Mortgage and Housing Corporation and the Armed Service Married Quarters' Programme of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—JULY, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST HALF, 1948 AND 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST HALF, 1948 AND 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—JUNE, 1949.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 12.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941—JUNE, 1949.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—June, 1949, compiled by the Accounting Division, C.M.H.C. For the periods 1947—1948 data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 13.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—JULY, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE AND DECEMBER, 1948, AND JUNE, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 15.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 3, 1943—JUNE, 1949.

Data compiled by the Economic Research Department, Central Mortgage and Housing Corporation from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved to the end of June, 1949. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 16.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND CONSTRUCTION EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—JUNE, 1949.

Data compiled by the Economic Research Department, Central Mortgage and Housing Corporation from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

TABLE 17.—ARMED SERVICES MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947—JUNE, 1949.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 18.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929—JUNE, 1949.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 19.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—JUNE, 1949.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 20.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947—JULY, 1949.

Data compiled by Economic Research Department from data supplied by the

TABLE 21.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948—JULY, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948—JULY, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 23.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—JUNE, 1949.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprises 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as cost of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 24.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—JULY, 1949.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—July, 1949, compiled by the Priorities Branch, Department of Trade and Commerce.

TABLE 25.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO, NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED, AND AMOUNT OF LOANS ADVANCED, MAY, 1948—JULY, 1949.

Data obtained by courtesy, The Housing Corporation, Province of Ontario.

TABLE 26.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—JUNE, 1949.

Data compiled by the Economic Research Department, Central Mortgage and Housing Corporation, from monthly reports submitted by 117 lending institutions comprising 38 life insurance companies, 36 trust companies, 25 loan companies, 8 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1948.

TABLE 27.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—JUNE, 1949.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation. Source is the same as for Table 26.

TABLE 28.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945—JUNE 1949.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation, from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the period 1939-1945, and on 41 materials for the period 1946-1948. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 29.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945—JUNE, 1949.

Sources of data for building materials listed in Table 29 are as follows:

Sawn Lumber:

- 1945 By courtesy the Timber Controller, Department of Reconstruction and Supply.
 1946 *Production, Shipments and Stocks on Hand of Sawmills, January 1947*, D.B.S., p. 4.
 1947 *Production, Shipments and Stocks on Hand of Sawmills, January 1948*, D.B.S.
 1948—1949 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

- 1946—1949 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square foot, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Insulating Board:

- 1945 By courtesy the Forest Products Statistics Section, D.B.S.
 1946—1948 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

- 1945—1949 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1949 shown in *Canadian Statistical Review*, D.B.S., represent production of these firms only.

Structural Tile:

- 1945—1949 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipes and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe, Tubes and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

- 1945—1949 By courtesy the Steel Controller, Department of Trade and Commerce.

Structurals include T-bars, Z-bars, H-Beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

- 1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S., p. 163.
1946-1947 *The Hardware, Tools and Cutlery Industry in Canada, 1947*, D.B.S.
1948-1949 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Rock Wool Batts:

- 1945-1947 Annual issues *The Stone Industry in Canada*, D.B.S.
1948-1949 Monthly issues *Rock Wool*, D.B.S.

Granulated and Loose Rock Wool:

- 1945-1947 Annual issues *The Stone Industry in Canada*, D.B.S.
1948-1949 Monthly issues *Rock Wool*, D.B.S.

Cement:

- 1945-1948 Annual Issues *The Cement Manufacturing Industry in Canada*, D.B.S.
1949 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

- 1946-1947 *The Cement Products Industry in Canada, 1947*, D.B.S.
1948-1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Cement Pipe and Tile:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947-1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard:

- 1945-1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948-1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

- 1945-1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1948-1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

- 1945-1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948-1949 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products*, include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

- 1945-1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
1948-1949 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 67 per cent of total sales made in 1946.

Warm Air Furnaces:

- 1945-1948 Special Statement on *Warm Air Furnaces, 1948*, D.B.S., p. 1.
1949 Monthly estimates prepared by Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

Domestic Heating Boilers:

- 1945-1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada, 1947*, D.B.S.

- 1948-1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

- 1945-1946 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.
1947-1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

- 1945-1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

- 1948-1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

- 1945—1947 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, 1947, D.B.S.
1948—1949 Estimates prepared by the Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 63 per cent of production in 1947.

Asphalt Shingles:

- 1945—1947 *Asphalt Roofing Industry*, March, 1948, D.B.S.
1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

- 1945—1947 *Asphalt Roofing Industry*, March, 1948, D.B.S.
1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Data for flue linings, vitrified sewer pipe, electrical wire and wiring devices, and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production for 1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

TABLE 30.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947—JUNE, 1949.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 31.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—JUNE, 1949.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 32.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—JUNE, 1949.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

TABLE 33.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—JUNE, 1949.

Data to June, 1949, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

TABLE 34.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—JUNE, 1949.

Data compiled by the Economic Research Department, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 35.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON-AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—JUNE, 1949.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 35 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates

in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 35 includes engineering as well as building construction, whereas the following tables, numbers 36 and 37 cover the building industry only.

TABLE 36.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945—JULY, 1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 37.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—JULY, 1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 36.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 38.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944—JULY, 1949.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 39.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—JUNE, 1949.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 35, 38 and 40.

TABLE 40.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—JUNE, 1949.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Department, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days' contribution into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 35, 38 and 39.

The chief limitations of the data in Table 40 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 41.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1947—JUNE, 1949.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 42.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—JUNE, 1949.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

TABLE 43.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948—JULY, 1949.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. The series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of the Dominion Bureau of Statistics and the Foreign Exchange Control Board, the compilations being prepared by the Dominion Bureau of Statistics on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 44.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—JULY, 1949.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 45.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—JUNE, 1949.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices*

and Price Indexes, March, 1949, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction, as estimated in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1949. At June, 1949, the index for residential materials stood at 222.9 on the 1939 base, or 1.5 points lower than the index for construction materials which was at 224.4 in June, 1949.

TABLE 46.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—JUNE, 1949.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1945-1946 and for the months of June, 1947, and September, 1948. Quarterly interpolations on these indexes for the years 1947 and 1948 were made on the basis of wage rate schedules for 16 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1946 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. Roughly speaking the indexes for 1945 relate to June and for 1946 to December. The impact of these variations is lessened by the fact that wage increases in the construction trades tend to concentrate in the second quarter of the year.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 16 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1946, and by courtesy of the Industrial Relations Branch for 1947, 1948 and 1949.

Yearly indexes for 1947 and 1948 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer for the most part to a June pay period in 1947 and a September pay period in 1948, whereas the yearly indexes in Table 46 represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 47.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945—JULY, 1949.

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Data for 1946 and 1947 obtained from *Annual Report*, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S.

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The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

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Data for 1947-1949 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949.
- (3) Data converted from a 1935-1939 to a 1939 base.

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DEPT. OF POLITICAL SCIENCE

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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HOUSING IN CANADA

A FACTUAL SUMMARY

OCTOBER, 1949

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945-October, 1949, providing monthly or quarterly data for 1948 and the subsequent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Mines and Resources, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics, and by the Ontario Government through its Department of Planning and Development.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, October, 1949.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS (See Tables 1 and 2)

The decline in marriages and immigration for the first nine months of 1949 indicate that for the first time since the pre-war years net family formation in 1949 will be significantly smaller than the number of housing completions (see also Section 2).

Marriages declined from 92,000 in the first three quarters of 1948 to 88,000 in the corresponding period of 1949, while the number of married female immigrants declined from 17,500 to 16,000. Deaths changed little during the period.

Fewer families mean less pressure on the housing supply, but suggest also the possibility of a decline in effective demand.

SECTION 2.—HOUSE-BUILDING ACTIVITY (See Tables 3-6)

Completions of new housing units during the third quarter of 1949 remained at the record level as set in the first two quarters of this year, and the 63,000 new houses completed during the first nine months of 1949 represented an increase of 26 per cent over the corresponding period of 1948.

Starts, however, which had shown a continued increase since the end of the war up until May, 1949, were lower in September, 1949, than in the corresponding period of 1948, for the fourth consecutive month. Although the number of houses started during the first five months of 1949 was 12 per cent higher than in 1948, total starts during the first three quarters of 1949, at 68,000, were 4 per cent lower than in the corresponding period of 1948.

For the first nine months of 1949, starts in the metropolitan areas and municipalities of 5,000 population and over, were only 1 per cent lower than in the corresponding period of 1948, indicating that starts were falling off more rapidly in smaller urban centres and rural areas than in the larger cities.

Although starts may have been adversely affected by the current shortage of a few building material items like cement (see Section 5), the decline in starts could be indicative of a falling off of effective demand. There has not been a sufficiently protracted drop in starts as yet, however, to indicate a definite turning down of effective demand.

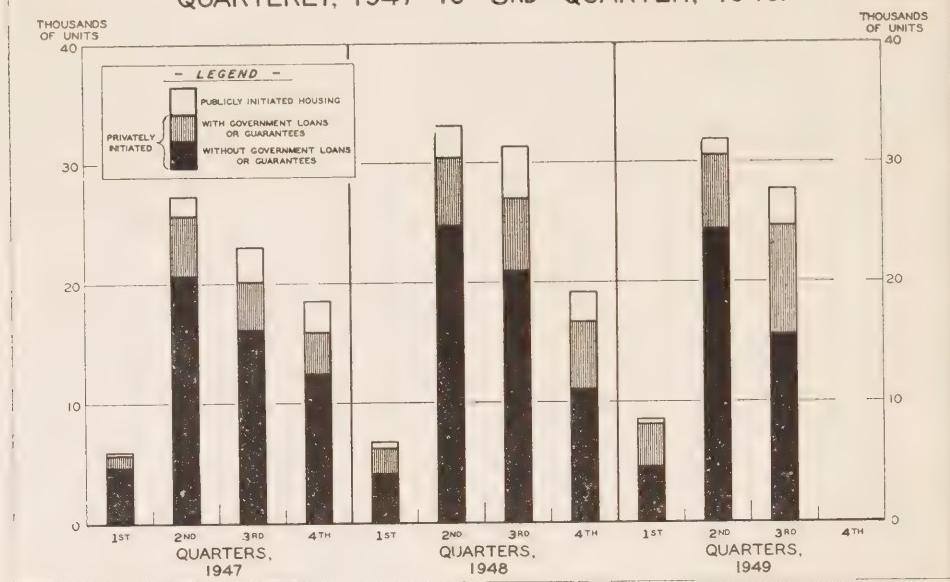
As a result of the trend in starts and completions, the number of units under construction at the end of September, 1949, at 61,000, was 4 per cent lower than a year earlier.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING (See Tables 7-27)

Despite the apparent levelling off of total housing starts in 1949, Government-assisted housing starts in the first 3 quarters of the year showed an appreciable increase over the first 9 months of 1948 (see Figure 1). Total Government-assisted housing starts numbered 23,600 in the first 3 quarters of 1949, an increase of 10 per cent over the corresponding period of 1948. Although publicly-initiated starts under the direct Government rental housing programmes declined from the first 3 quarters of 1948, Government-assisted starts in the privately-initiated housing sector increased by 37 per cent from 13,800 in the first 3 quarters of 1948 to 18,900 in the first 3 quarters of 1949.

- FIGURE 1 -

NUMBER OF HOUSING UNITS STARTED IN CANADA, QUARTERLY, 1947 TO 3RD QUARTER, 1949.



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Amendments to The National Housing Act, 1944

An Act to Amend The National Housing Act, 1944 (Chapter 30, 13 George VI) received Royal assent on the prorogation of Parliament on December 10, 1949.

Section 4 of the Act relating to housing for home owners was substantially revised. Prior to the amendment, the maximum amount of a joint loan was limited to the aggregate of 95 per cent of the first \$2,000 of lending value, 85 per cent of the next \$2,000 of lending value, and 70 per cent of the amount in excess of \$4,000. There was provision in section 4 for a higher ratio loan where the end sale price was controlled. This higher ratio loan was based on 95 per cent of the first \$3,000 of lending value, 85 per cent of the next \$3,000 of lending value, and 70 per cent of the lending value in excess of \$6,000. The amendments have done away with these graded percentages and have substituted for them a basic joint loan of 80 per cent of the lending value of the house. The amendments contain a provision under which Central Mortgage and Housing Corporation may make a loan, in addition to the joint loan, amounting to one-sixth of the joint loan. This additional loan is made conditional upon the purchase price of the house, or its cost, being, in the opinion of the Corporation, fair and reasonable. The rate of interest remains at $4\frac{1}{2}$ per cent per annum calculated half yearly, and the terms of repayment generally remain the same, both with respect to the joint loan and the additional loan. These amendments to section 4 are calculated to reduce the present equity requirements for a prospective home owner assisted under the Act by about 50 per cent.

The legislation relating to loans to co-operatives contained in section 4 was rewritten. The new provisions contemplate two types of co-operatives: one where the co-operative association is formed for building purposes only, with the intention that when the project is completed each member of the co-operative will own one home; and the other where the co-operation association will continue as such, both during construction and thereafter. In the case of the building co-operative, the new legislation provides for a blanket joint loan of 80 per cent of the lending value of the whole project, with the provision that on completion and upon transfer of each house to a member, the additional one-sixth loan may be made to such member. In the case of the continuing co-operative, a joint loan of 80 per cent is made in the first instance, with provision for the additional one-sixth loan to be made by the Corporation to the co-operative if each member of such co-operative undertakes by separate agreement to be responsible for his share of any deficiency that might result in the event of the mortgage being foreclosed. Prior to the amendments being introduced, a joint loan to a co-operative association could be made only if each member undertook to be responsible not only for his own portion of the loan, but for the amounts not paid by any other members as well.

The new legislation enables the Federal Government and any province to undertake housing developments jointly. New section 35 provides that the Federal Government and a province may acquire and develop land and may construct housing projects for sale or for rent. The capital and operating costs, profits, and losses on such undertakings are to be shared 25 per cent by the province and 75 per cent by the Federal Government. While the legislation is broad and flexible in its terms, provision is made for regulations to be passed by Order in Council respecting the type and cost of land that may be acquired and used, the type and cost of housing that may be built, and the conditions under which such housing may be offered for sale or rent.

Section 17 of the Act has been amended to provide for an increase of 25 per cent in the amount of loans that may be guaranteed for home-improvement and home extension. Under the amendment the following amounts of loans may be guaranteed: for home improvement, \$2,500 for a one-family dwelling or \$2,500 for the first family housing unit and an additional \$1,250 for every other family-housing unit in the case of a multiple-family dwelling; for home extension or conversion, \$3,750 for the first family housing unit to be added and \$1,250 for each additional family housing unit to be added. Accordingly, section 19 of the Act has been changed to provide for an increase of 25 per cent in the aggregate amount of loans that may be guaranteed for home extension and home improvement. An aggregate of \$125 million may now be guaranteed for these purposes instead of \$100 million as formerly stipulated. As yet, the home improvement provisions of the Act have not been proclaimed.

The National Housing Act, 1944

Lending operations under the National Housing Act for the third quarter of 1949 continued at the record level set in the early part of the year. During the first 3 quarters of 1949 the total number of housing units for which gross loans were approved under the Act, at 21,000, was 34 per cent higher than in the corresponding period of 1948. The loans involved had a value of \$114.2 million in the 1949 period as against \$81.9 million in 1948.

Activity under the rental provisions of the Act showed the most notable rise during the first 8 months of 1949 although approvals for home ownership housing also increased. Rental housing units for which loans were approved numbered 6,600 in the first 8 months of 1949, over 3 times the number for the corresponding period of 1948. This rapid increase affords evidence of the impact of the rental insurance plan which was not in effect during the first 8 months of 1948 and under which loans were approved for 4,400 units in the first 8 months of 1949.

Under the home ownership provisions, despite a falling off of activity under the integrated housing plan, the number of units for which loans were approved increased by 18 per cent from 11,000 in the first 8 months of 1948 to 13,000 in the first 8 months of 1949.

One-storey single-family housing units accounted for 31 per cent of the units approved for gross loans during the first 8 months of 1949. Apartments, which represented only 9 per cent of the units approved in the first 8 months of 1948, accounted for 32 per cent of the units approved in the first 8 months of 1949 as a result of the role played by the rental insurance provisions of the Act.

Builders estimated construction costs *per square foot* for units approved increased by 8 per cent in respect to bungalows from \$7.46 in the first 8 months of 1948 to \$8.08 in the same period of 1949. The corresponding increase in respect to apartments was 11 per cent. Increasing costs were not accompanied by equal increases in the amount of loans authorized, with the result that equity requirements in 1949 were considerably more severe than in 1948. The average equity for all units for which gross loans were approved rose by 18 per cent from \$2,240 in the first 8 months of 1948 to \$2,650 in the first 8 months of 1949.

Veterans' Rental Housing Projects Under Central Mortgage and Housing Corporation

Starts of rental housing units for veterans under the Central Mortgage and Housing Corporation dropped from 6,100 during the first 3 quarters of 1948 to 3,600 in the same period of 1949. Completions were up from 5,800 to 6,700 and units under construction at the end of September, 1949 were down from 5,600 to 3,600. Expenditures during the first 3 quarters of 1949, at \$28.5 million, were down 6 per cent from the 1948 figure.

Veterans' Land Act, 1942

Completions under the Veterans' Land Act, 1942, during the first 3 quarters of 1949, at 1,100, were 27 per cent below the 1,500 completed in the corresponding period of 1948. However, starts during 1949, at 1,600, were 14 per cent higher than in 1948 and the carryover of 2,700 units at September, 1949 was 29 per cent higher than one year earlier. Expenditures on new housing construction and repairs increased by 15 per cent from \$8.1 million in the first 9 months of 1948 to \$9.3 million in the same period of 1949. Small holdings of the individual project type accounted for 88 per cent of the starts, 85 per cent of the completions and 79 per cent of the construction expenditures in the 1949 period.

Armed Service Married Quarters

Under the 1949 housing programme of the Department of National Defence, conducted by the Construction Division of Central Mortgage and Housing

Corporation, some 1,700 units were started during the first 9 months, involving an expenditure of \$1.7 million.

Operations on the 1948 housing programme undertaken by the Department of National Defence itself continued with 1,600 completions during the first 9 months of 1949. A total of 768 units remain to be completed under this programme.

Canadian Farm Loan Act, 1927

Loans having a total value of \$119,000 for the construction of 69 new farm houses were approved during the first 9 months of 1949 and 114 loans with a value of \$53,000 were approved for the alteration and improvement of existing farm homes. In the first 3 quarters of 1948 loans were approved with a value of \$56,000 for 47 new farm houses and 101 loans with a value of \$45,000 were approved for residential improvements and alterations.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act, 1944 were made in respect of 296 loans for new farm houses and 61⁷ loans for the improvement and alteration of existing farm residential property in the first 9 months of 1949. The loans for the new units had a total value of \$460,000 and for the improvements and alterations \$557,000. In the first three quarters of 1948 loans were lower both for new farm houses, 242 valued at \$319,000, and for improvements and alterations, 352 valued at \$310,000.

Property Management Operations Central Mortgage and Housing Corporation

The number of rental housing units under the management of the Corporation increased from 37,000 at the end of December 1948, to 41,600 at the end of October 1949.

The vacancy rate at the end of October at .6 per cent was slightly lower than it had been for the past 7 months.

Rental Insurance Plan

Gross approvals under the Rental Insurance Plan during the first 3 quarters of 1949 were made in respect of 129 projects involving 7,592 rental dwellings. Total costs per unit as estimated by applicants averaged \$7,204. Floor areas per unit averaged 899 square feet, number of rooms 3.9 and maximum monthly rentals \$74.86. From July 1948, when the first project was approved under the plan, to October 1949, a gross total of 176 projects involving 10,042 rental units have been authorized. Of these 70 projects representing 4,039 units were approved for direct loans by the Central Mortgage and Housing Corporation.

Double Depreciation for Rental Housing Projects

Almost 5 times as many rental units were approved for double depreciation in the first 3 quarters of 1949 as in the corresponding period of 1948. Projects numbering 71 and involving over 1,300 units received approval in the 1949 period as compared with 31 projects accounting for 277 units in the first 9 months of 1948.

The number of units approved for double depreciation without National Housing Act loans or Rental Insurance, at 66 in the first 3 quarters of 1949, represented only 5 per cent of the total approvals.

Priorities Assistance for House-Building

Priority ratings for building materials in house construction were approved for 13,400 housing units in the first 3 quarters of 1949, representing a decline of 34 per cent from the first 3 quarters of 1948. The decline is attributable in part to the decline in starts under the Integrated Housing Plan and the Veterans' Rental Programme by Central Mortgage and Housing Corporation.

Housing Corporation, Province of Ontario

Approvals of second mortgage loans by the Housing Corporation of the Province of Ontario numbered 8,108 during the first 10 months of 1949 involving \$8.8 million.

From the commencement of operations in May, 1948 to the end of October, 1949, 11,776 second mortgage loans representing \$12.7 million have been approved by the Housing Corporation. The ending of second mortgage lending by December 31, 1949 was announced by the Ontario government.

SECTION 4.—REAL ESTATE LENDING (See Tables 28 and 29)

The number of new non-farm housing units for which institutional mortgage loans were approved, at 31,300 in the first nine months of 1949, was 18 per cent higher than during the corresponding period of 1948. This increase of 4,800 units consisted of 1,300 new multiple housing units and 3,500 new single housing units.

In the field of existing property, however, institutional real estate lending was declining in the first three quarters of 1949 as against the first nine months of 1948.

The value of institutional loans for existing non-farm houses approved during January-September, 1949, at \$68 million, dropped 3 per cent from \$70 million in 1948. There was also a decline in the number of housing units for which loans were approved from 27,000 in the first three quarters of 1948 to 25,000 in the same period of 1949.

The value of non-farm loans approved for new non-residential construction at \$26 million during the first three quarters of 1949 was \$1 million less than in the same period of 1948. The value of loans of this type for existing property declined from \$34.5 million in 1948 to \$26.6 million in 1949.

Farm loan approvals in the first three quarters of 1949 were down in both number and amount as compared with the same period of 1948. In the first three quarters of 1949, 1,000 farm loans valued at \$4.3 million were approved as compared with 1,150 loans valued at \$4.7 million approved in the first three quarters of 1948.

SECTION 5.—BUILDING MATERIALS (See Tables 30-36)

Production of Building Materials

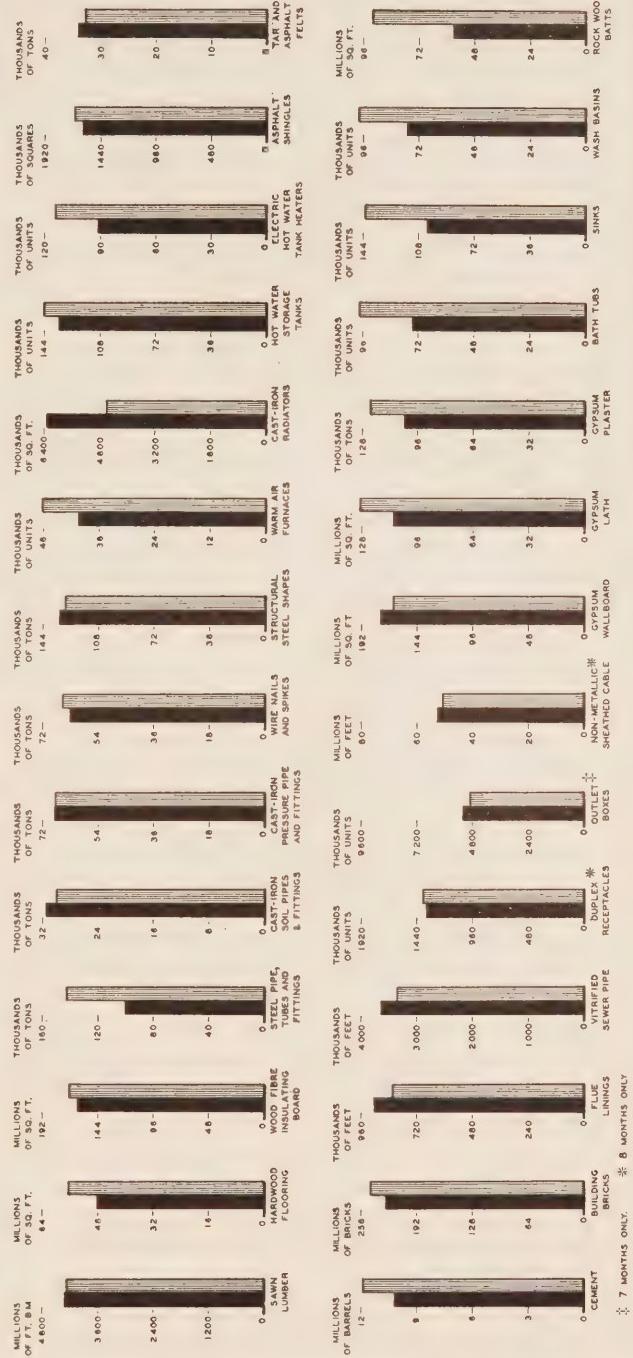
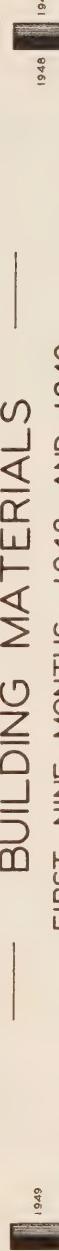
Output of construction materials was up for the most part in the first three quarters of 1949, although declines occurred in a number of items. During the first nine months of the year the composite index of production of construction materials other than lumber averaged 253 on the 1939 base, an increase of 12

- FIGURE 2 -

VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS

FIRST NINE MONTHS, 1948 AND 1949.

- LEGEND -



per cent over the level for the corresponding period of 1948. More closely reflecting the absorption of materials by the construction industry, the index of domestic disappearance showed an increase of 11 per cent, providing additional evidence that 1949 was a year of peak construction activity.

Comparative statistics are available for the first nine months of 1949 for all but 4 of 35 building materials covered in this review. Eight month data are available for 3 of the materials and seven month data for 1 item.

Of the 35 materials covered, 9 showed increases in output of 20 per cent to 62 per cent in the period under review as compared with the corresponding period of 1948. Rock wool batts led this group with an increase in output of 62 per cent, followed by steel pipe, tubes and fittings with a gain of 43 per cent. Production of sanitary ware increased generally as a result of large supplies of pressed steel shapes from the United States, and output of sinks was up 40 per cent. In spite of the increase in the production of steel pipe, shortages of small size steel pipe continued. Twelve materials showed increases of less than 20 per cent. Fourteen materials declined in output. Of these cement pipe and tile, cast iron radiators, domestic heating boilers, electrical wiring devices, and vitrified sewer pipe registered drops of 10 per cent or more. In the case of cast-iron radiators and domestic heating boilers production dropped for reasons of decreased demand associated with preference for lower cost warm air heating systems, and also because of lack of small size steel pipe for installations. The other materials, which declined less than 10 per cent in output, include flue linings, gypsum wall board, non-metallic sheathed cable, cast iron soil pipe and fittings, tar and asphalt felts, sawn lumber and cast iron pressure pipe and fittings.

Supply of Building Materials

Compared with the first six months of 1949, the main changes in the third quarter were that: the supply of soil pipe tightened due to low summer production in June and July; warm air furnaces became short in Ontario and the Prairies and the demand was well in excess of production; there was a general shortage in the smaller sizes of nails, and there was a greater demand for sewer pipe. Building brick and cement were increasingly tight in spite of increased production and imports. On the other hand there were improvements in the supplies of larger sizes of nails and asphalt products. The positions on the remaining materials showed little change from the second quarter.

Comparable statistics of sales and stocks are available for the first nine months of 1949 for only 15 of the 18 materials covered. Seven month data are available for 2 materials and eight month data for the remaining item.

Factory sales of 11 out of 18 materials rose in the period under review as compared with the corresponding period of 1948. For 7 other items, single pole switches, outlet boxes, non-metallic sheathed cable, domestic heating boilers, flue linings, cast iron soil pipe and fittings and gypsum wall board, sales declined over the period. In some cases the decline in sales was associated with a drop in output as indicated above.

Factory stocks of 16 out of 18 materials were higher at the end of the period than one year earlier. Stocks of 2 materials were lower at the end of the period than one year earlier. These include cement and steel pipe, tubes and fittings, which were in short supply.

Imports

With the exception of glass, gypsum plaster, and paints, pigments and varnishes which were in good supply, imports of building materials in the first nine months of 1949 were a great deal higher than during the corresponding period of 1948.

Imports of building board and lath amounting to 75.8 millions of square feet were considerable, consisting mainly of gypsum lath brought in by special arrangement through the Emergency Import Control Division, Department of Finance. In 1948 such shipments were banned during the first nine months of the year. Imports of brick at 121 million, wire nails at 12,330 tons and cement at 1,618,400 barrels were two to three times greater in the first three quarters of 1949 than in the corresponding period of 1948. Imports of sanitary ware were considerably up.

Exports

With the exception of cast iron soil pipe and steel pipe and tubing, exports of building materials were lower during the first three quarters of 1949 than in the corresponding period of 1948. All galvanized pipe exported was converted from imported materials and not from domestic products.

Exports of wire nails and spikes at 495 tons, cement at 1.9 million tons, and paints, pigments, and varnishes at \$2.8 million dropped, about 30 per cent. Wire nails and spikes exported, like the exports of galvanized pipe, were manufactured from imported materials. Lumber exports at 1,458 million board feet, and wood shingles at 1.4 million squares, dropped about 20 per cent, and pulp and fibre board at 26.4 million square feet was down 10 per cent. Exports of brick at 3.8 million during the first three quarters of 1949 approximated the 1948 figure.

The overall drop in exports brought about a decline in the tonnage of building materials loaded on Canadian railway cars. A group of materials including timber, gravel, sand, crushed stone, brick, cement, sewer pipe and drain tile, showed a total of 10.6 million tons loaded in the first three quarters 1949, as against 11.6 million in the first three quarters of 1948.

Employment in Building Material Industries

Returns from a group of building material producers, employing 15 or more employees indicate that the increase in building material production from 1948 to 1949 was accompanied by a rise in employment. An average of 108,400 employees were reported for the first 3 quarters of 1949 as against 104,600 in the corresponding period of 1948.

SECTION 6.—BUILDING LABOUR (See Tables 37-46)

Employment and Earnings

In August, 1949 the labour force in the construction industry reached the record level of 362,000 indicating a rise in the volume of construction activity over the first 8 months of 1948. This figure represents an increase of 12 per cent over the number employed in construction one year earlier. The increase compares with a rise of only 3 per cent in total non-agricultural employment during the period. The monthly index of employment in the building industry based on returns from employers with 15 or more employees, rose 11 per cent from 384 at the beginning of September, 1948 to 428 at the beginning of September

1949. Hourly earnings of workers in the *building* industry increased 5 per cent from \$1.03 in September, 1948 to \$1.08 in September 1949.

The Labour Market

Despite the increase in building and construction employment, unemployment in the construction trades in the first 9 months of 1949 was notably above the levels of previous post-war years. The number of unplaced applicants in the construction trades at 12,000 in September, 1949 was more than double that of a year earlier. The percentage of trade union membership unemployed in the construction trades in September, 1949, at 4.6 was three times the 1948 figure and the number of male construction workers applying for unemployment insurance benefits and establishing benefit years during the first 3 quarters of 1949, at 44,000, was 42 per cent higher than during the corresponding period of 1948.

Supply of Construction Workers

Immigration of construction workers into Canada was down 49 per cent from 5,400 during the first 3 quarters of 1948 to 2,800 in the corresponding period of 1949. Of the immigrants in the 1949 period 1,900 were skilled and 900 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during the first 3 quarters totalled 690 resulting in a net immigration of skilled construction workers of 1,210 during the period. This represents a decline of 34 per cent from the first 3 quarters of 1948. In addition to the decline in the number of building workers migrating to Canada there has been a reduction in the number of trainees in the building trades assisted under the Dominion-Provincial training scheme begun in 1945. Apprentices for the building trades under this scheme numbered 5,261 in September, 1949, a decline of 14 per cent from September, 1948. Vocational training for the building trades under the scheme virtually came to an end during the year.

Strikes in the Building Industry

Time loss through strikes in the building industry during the first 3 quarters of 1949 totalled 41,000 man-working days, which was 12,000 man working days in excess of the loss for the corresponding period of 1948.

SECTION 7.—BUILDING COSTS (See Tables 47-50)

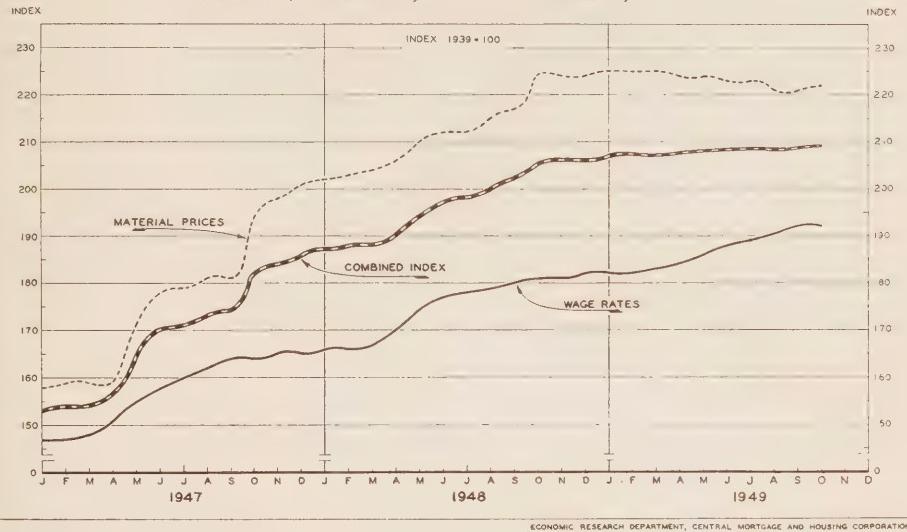
The increase in housing completions during the first 9 months of 1949, was effected without substantial change in labour and material prices (see Figure 3). The combined index of wholesale prices of residential building materials and wage rates of construction workers rose only 1.5 per cent over the period and stood at 209 in October, 1949, as compared with 206 at the end of December, 1948. The level at October, 1949, was 6 per cent above the annual average for the whole year of 1948. During the first 10 months of 1949 the wholesale price index of residential building materials dropped 1 per cent. The average level of hourly wage rates paid to building workers rose 6 per cent in the first 3 quarters of 1949.

Material Prices, First Three Quarters, 1949

Although residential building material prices were up slightly in October from September, the wholesale price index at 221.9 represented a drop of 3.3 points from the February, 1949, all time high. During the first 10 months of 1949, small increases in the prices of two groups of materials, including brick and

- FIGURE 3 -

INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES,
WAGE RATES OF CONSTRUCTION WORKERS, AND COMBINED
INDEX OF MATERIAL PRICES AND WAGE RATES,
CANADA, JANUARY, 1947 - OCTOBER, 1949.



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION.

cement, were offset by decreases in the price of electrical equipment, paint and glass, roofing materials, lumber, plumbing and heating equipment and lath and insulation materials.

The composite price index of residential building materials for October, 1949, was 4 per cent over the average price level for the full year of 1948.

Wage Rates, First Three Quarters, 1949

Wage rates of construction workers continued to rise in 1949, although not as rapidly as in 1948. The composite index of wage rates of construction workers rose 6 per cent during the first 3 quarters of 1949, as compared with 9 per cent in the corresponding period of 1948.

Plumbers and painters wages rose more rapidly than those of the other trades with gains of 8 per cent and 6 per cent respectively.

The composite index of wage rates of construction workers in September, 1949, was 9 per cent higher than the annual average for the year of 1948.

Completion Time

Although the average number of months required to complete a house dropped seasonally from 8 months in May to 6 months in September, 1949, the average completion period for the first three quarters of 1949 was 9 per cent higher than in the corresponding period of 1948. Mainly responsible for this lengthening in completion time have been persisting shortages of some materials and competition from other types of construction activity.

SECTION 8.—BUILDING INDUSTRY (See Tables 51-52)

Bankruptcies in the Construction Industry, Building Material Industries and all Industries

The construction and building material industries in 1949 showed an increase in commercial failure over 1948 more marked than other industries.

Although the number of bankruptcies in all industries during the first 3 quarters of 1949 at 630, rose 9 per cent over the corresponding period of 1948, bankruptcies in the construction industry increased 22 per cent from 46 in 1948 to 56 in 1949 and commercial failures in the building material industries, at 41, were 86 per cent higher in 1949 than in 1948.

The average amount of defaulted liabilities in all industries, during the first 9 months of 1949, at \$23,800, represents an increase of 6 per cent over the same period of 1948. The average amount of defaulted liabilities in the construction industry at \$21,900, was 3 per cent over 1948 and the average amount of defaulted liabilities in the building material industries dropped 19 per cent from \$54,800 in the first 9 months of 1948 to \$44,600 in 1949.

Common Stock Prices

Common stock prices of building material companies continued to rise in 1949 while stock prices of industrial companies in general declined. Sustained investor's confidence in building materials is indicated by the fact that the composite index of stock prices for 16 building material companies, at 154 in October, 1949, was 8 per cent higher than a year earlier. The composite index of stock prices of 82 industrial companies in all fields dropped 3 per cent during the corresponding period.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS

**TABLE 1.— NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1949.**

Period	Births	Deaths	Marriages
1945	288,730	113,414	108,031
1946	330,732	114,931	134,088
1947			
1st Quarter	89,112	30,851	17,279
2nd Quarter	96,556	30,157	37,864
3rd Quarter	91,771	27,119	41,472
4th Quarter	81,864	29,541	30,696
Total, 1947⁽²⁾	359,303	117,668	127,311
1948			
January	26,125	10,912	5,668
February	25,710	10,295	5,617
March	27,233	10,154	4,982
1st Quarter	79,068	31,361	16,267
April	30,683	10,782	7,731
May	29,379	10,081	9,570
June	29,857	9,685	16,110
2nd Quarter	89,919	30,548	33,411
July	29,317	9,091	15,179
August	31,002	9,635	12,443
September	29,881	8,830	14,591
3rd Quarter	90,200	27,556	42,213
October	30,118	9,521	12,894
November	26,877	9,462	10,101
December	29,507	11,022	8,751
4th Quarter	86,502	30,005	31,746
Total, 1948⁽²⁾	345,689	119,470	123,637
1949⁽²⁾			
January	23,637	8,870	4,905
February	24,446	8,787	5,229
March	29,401	11,123	5,341
1st Quarter	77,484	28,780	15,475
April	30,182	11,127	6,262
May	32,046	11,148	10,151
June	30,187	9,528	12,822
2nd Quarter	92,415	31,803	29,235
July	30,415	9,917	14,782
August	32,463	9,012	13,936
September	30,594	9,511	14,154
3rd Quarter	93,472	28,440	42,872

(1) Excluding Yukon and Northwest Territories.

(2) Preliminary.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945—SEPTEMBER, 1949.

Period	Males				Females				18 Years and Over				Under 18 Years				Total
	Married		Single	Sub-total	Married		Single	Sub-total	Male		Female	Sub-total	Male		Female	Sub-total	
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	Male	Total
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722	20,967	12,059	71,719	64,127
1946	6,694	13,799	20,493	36,157	14,779	51,236	9,934	40,818	50,752	10,559	10,408	5,905	20,967	12,059	5,905	71,719	64,127
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	5,905	12,059	12,059	5,905	12,059	64,127
1948	4,818	7,224	12,042	4,796	6,238	11,034	9,404	8,661	18,065	2,638	2,373	5,011	23,076	23,076	23,076	23,076	23,076
1st Quarter	4,818	7,224	12,042	4,796	6,238	11,034	9,404	8,661	18,065	2,638	2,373	5,011	23,076	23,076	23,076	23,076	23,076
2nd Quarter	7,465	12,438	19,903	6,169	8,117	14,296	16,153	10,831	26,984	3,750	3,465	7,215	34,199	34,199	34,199	34,199	34,199
3rd Quarter	7,196	10,748	17,944	6,539	9,449	15,988	14,148	12,375	26,523	3,796	3,613	7,409	33,932	33,932	33,932	33,932	33,932
4th Quarter	6,364	10,837	17,201	7,172	9,834	17,006	13,281	13,324	26,605	3,920	3,682	7,602	34,207	34,207	34,207	34,207	34,207
Total, 1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414	125,414	125,414	125,414	125,414
1949																	
January	1,513	2,214	3,727	1,607	2,115	3,722	2,884	2,845	5,729	843	877	1,720	7,449	7,449	7,449	7,449	7,449
February	1,224	2,325	3,549	1,451	1,648	3,099	2,797	2,342	5,139	752	757	1,509	6,648	6,648	6,648	6,648	6,648
March	1,939	2,945	4,884	1,991	2,303	4,294	3,690	3,104	6,794	1,194	1,180	2,374	9,168	9,168	9,168	9,168	9,168
1st Quarter	4,676	7,484	12,160	5,049	6,066	11,115	9,371	8,291	17,662	2,789	2,814	5,603	23,265	23,265	23,265	23,265	23,265
April	2,101	3,163	5,264	1,790	2,038	3,828	4,407	3,022	7,429	857	806	1,663	9,092	9,092	9,092	9,092	9,092
May	3,747	5,196	5,143	1,865	2,176	4,041	3,987	2,963	6,963	1,156	1,078	2,234	9,184	9,184	9,184	9,184	9,184
June	2,622	4,004	6,626	2,415	2,926	5,341	5,236	3,973	9,209	1,390	1,368	2,758	11,967	11,967	11,967	11,967	11,967
2nd Quarter	8,470	8,563	17,033	6,070	7,140	13,210	13,630	9,958	23,588	3,403	3,252	6,655	30,243	30,243	30,243	30,243	30,243
July	2,634	3,219	5,853	2,377	2,386	4,763	4,455	3,543	7,998	1,398	1,220	2,618	10,616	10,616	10,616	10,616	10,616
August	1,593	2,479	4,072	1,640	2,139	3,779	3,057	2,855	5,912	1,015	924	1,939	7,851	7,851	7,851	7,851	7,851
September	913	1,319	2,232	886	1,056	1,942	1,706	1,194	3,200	536	438	974	4,174	4,174	4,174	4,174	4,174
3rd Quarter	5,140	7,017	12,157	4,903	5,581	10,484	9,218	7,892	17,110	2,949	2,582	5,531	22,641	22,641	22,641	22,641	22,641

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 3.— NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, 1945 — SEPTEMBER, 1949.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽¹⁾
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404 ⁽³⁾	79,359	—(2)
1948 ⁽⁴⁾	95,340 ⁽³⁾	81,243	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948 ⁽⁴⁾			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529
1st Quarter	6,678	11,569	—
April	8,274	6,729	39,180
May	11,407	6,284	44,572
June	13,409	5,946	52,143
2nd Quarter	33,090	18,959	—
July	9,684	6,073	55,686
August	11,013	6,970	59,732
September	10,651	6,667	63,656
3rd Quarter	31,348	19,710	—
October	7,437	8,164	62,890
November	7,795	9,701	61,093
December	3,846	7,994	56,456
4th Quarter	19,078	25,859	—
Total, 1948 ⁽⁴⁾	90,194	76,097	—
1949 ⁽⁴⁾			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,388 ⁽⁵⁾	46,886
1st Quarter	8,396	17,838 ⁽⁵⁾	—
April	8,466	7,251	48,080
May	12,809	7,374	53,533
June	10,528	7,275	56,787
2nd Quarter	31,803	21,900	—
July	9,086 ⁽⁵⁾	6,588 ⁽⁵⁾	59,203 ⁽⁵⁾
August	8,542	9,109	58,677
September	10,035	7,563	61,115
3rd Quarter	27,663	23,260	—

(1) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 86).

(2) Not available.

(3) Estimated.

(4) Data for 1948 and 1949 exclude Yukon and Northwest Territory.

(5) Revised.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,
1946—SEPTEMBER, 1949.

Period	Starts			Completions			Under Construction (At End of Period)		
	Veterans' C.M.H.C. Projects by C.M.H.C. Housing Enterprises	Total Housing Enterprises Projects by C.M.H.C. Housing Enterprises	Other Housing Enterprises	Total Housing Enterprises Projects by C.M.H.C. Housing Enterprises	Other Housing Enterprises	Total Housing Enterprises Projects by C.M.H.C. Housing Enterprises	Intergated Housing Enterprises Limited by C.M.H.C. Housing Enterprises	Intergated Housing Enterprises Limited by C.M.H.C. Housing Enterprises	Intergated Housing Enterprises Limited by C.M.H.C. Housing Enterprises
1946 December	—	—	—	—	—	—	—	—	—
1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470
1948									
1st Quarter	375	1	767	4,020	5,163	1,617	304	1,235	6,133
2nd Quarter	1,590	—	1,916	15,587	19,093	1,918	—	1,430	8,528
3rd Quarter	3,649	—	1,649	14,397	19,695	1,033	—	1,750	8,167
4th Quarter	1,613	—	1,085	11,022	13,720	988	1	1,583	13,320
Total, 1948	7,227	1	5,417	45,026	57,671	5,556	305	5,998	36,148
1949									
January	54	—	181	1,758	1,993	486	—	413	3,653
February	27	—	304	1,013	1,344	597	—	304	2,916
March	121	92	2,755	2,968	847	—	271	3,651	3,817
1st Quarter	202	577	5,526	6,305	1,930	—	988	10,220	13,138
April	171	—	69	5,566	5,806	737	—	525	3,944
May	502	—	109	6,199	6,810	596	—	287	3,901
June	502	291	6,586	7,379	1,098	—	507	3,909	5,514
2nd Quarter	1,175	469	18,351	19,995	2,431	—	1,319	11,754	15,504
July (2)	380	—	318	4,561	5,259	484	—	341	3,924
August	573	408	4,501	5,382	446	—	353	4,201	5,000
September	976	372	5,071	6,419	469	—	301	3,925	4,695
3rd Quarter	1,929	—	1,098	14,133	17,160	1,399	—	995	12,050

(1) Data for 1948 and 1949 adjusted (see p. 86).
(2) Revised.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION,

BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—SEPTEMBER, 1949.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4	2.4	33.7	478	5,334	5,812
May	33.3	3.5	36.8	397	5,880	6,277
June	33.8	2.8	36.6	659	5,570	6,229
2nd Quarter	98.5	8.7	107.1	1,534	16,784	18,318
July	29.4	2.4	31.8	657	4,590	5,247
August	29.1	2.2	31.3	386	4,791	5,177
September	24.7	1.9	26.6	561	4,004	4,565
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
October	24.6	1.9	26.5	881	3,595	4,476
November	22.1	1.4	23.5	591	3,164	3,755
December	18.8	1.2	20.0	395	2,917	3,312
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
January	8.7	.9	9.5	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372	1,811
March	27.0	1.8	28.8	1,001	3,683	4,684
1st Quarter	46.1	3.8	49.8	1,791	6,351	8,142
April	38.8	2.8	41.6	1,108	5,363	6,471
May	40.9 ⁽¹⁾	5.3	46.2	508	6,200	6,708
June	35.6	3.0	38.6	1,156	4,856	6,012
2nd Quarter	153.3	11.1	126.4	2,772	16,419	19,191
July	30.6	2.3	32.9	605	4,614	5,219
August	30.0	2.3	32.3	951	4,164	5,115
September	33.7	2.1	35.8	1,066	4,753	5,819
3rd Quarter	94.8	6.7	101.5	2,622	13,626	16,248

(1) Revised.

TABLE 6.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — OCTOBER, 1949.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946	19.0	194.1	213.1	3,140	38,162	41,302
1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531
May	2.4	49.4	51.8	301	10,442	10,743
June	1.7	39.2	40.9	211	6,734	6,945
2nd Quarter	6.0	119.9	125.9	757	22,462	23,219
July	3.0	35.3	38.3	427	6,830	7,257
August	2.7	41.7	44.5	329	7,287	7,616
September	1.4	32.7	34.1	170	6,947	7,117
3rd Quarter	7.1	109.7	116.9	926	21,064	21,990
October	2.5	29.7	32.1	289	5,011	5,300
November	6.7	23.1	29.8	783	3,908	4,691
December	2.7	15.1	17.8	317	2,495	2,812
4th Quarter	11.9	67.9	79.7	1,389	11,414	12,803
Total, 1948	30.1	342.9	373.1	3,731	62,500	66,231
1949						
January	15.1	15.2	30.3	2,000	2,334	4,334
February	3.8	15.5	19.2	446	2,313	2,759
March	5.8	14.1	19.9	676	2,266	2,942
1st Quarter	24.7	44.8	69.5	3,122	6,913	10,035
April	5.2	31.1	36.4	610	4,880	5,490
May	4.2	43.9	48.2	495	7,277	7,772
June	2.6	44.3	46.9	302	7,544	7,846
2nd Quarter	12.0	119.3	131.5	1,407	19,701	21,108
July	5.6	46.6	52.2	659	7,382	8,041
August	4.3	51.6	55.9	511	8,665	9,176
September	11.0	39.8	50.8	1,294	6,331	7,625
3rd Quarter	20.9	138.0	158.9	2,464	22,378	24,842
October	5.8	38.9	44.7	678	6,846	7,524

(1) Estimated (see p. 87).

SECTION 3

PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 7.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — SEPTEMBER, 1949.

Period	Publicly-Initiated Housing	Privately-Initiated Housing				Total Publicly Assisted Housing ⁽²⁾	Total Housing		
		With Government Financial Assistance		Other	Privately-Initiated Housing				
		Loans	Guarantees						
1947									
1st Quarter	230	997	89	1,086	4,531	1,316	5,847		
2nd Quarter	1,570	4,139	165	4,904	20,651	6,474	27,125		
3rd Quarter	2,932	3,930	84	4,114 ⁽³⁾	16,019 ⁽³⁾	20,133	23,065		
4th Quarter	2,458	3,297	49	3,465 ⁽³⁾	12,431 ⁽³⁾	15,896	18,354		
Year	7,190	12,963	387	13,569 ⁽³⁾	53,632 ⁽³⁾	67,201	74,391		
1948									
1st Quarter	537	1,972	56	2,032 ⁽³⁾	4,109 ⁽³⁾	6,141	2,569 ⁽³⁾		
2nd Quarter	2,703	5,555	106	5,729 ⁽³⁾	24,658 ⁽³⁾	30,387	8,432 ⁽³⁾		
3rd Quarter	4,418	5,533	443	6,010 ⁽³⁾	20,920 ⁽³⁾	26,930	10,428 ⁽³⁾		
4th Quarter	2,450	4,303 ⁽³⁾	1,282	5,591 ⁽³⁾	11,037 ⁽³⁾	16,628	8,041 ⁽³⁾		
Year	10,108	17,363 ⁽³⁾	1,887	19,362 ⁽³⁾	60,724 ⁽³⁾	80,086	29,470 ⁽³⁾		
1949									
1st Quarter	378	2,812	632 ⁽³⁾	3,484 ⁽³⁾	4,534 ⁽³⁾	8,018	3,862 ⁽³⁾		
2nd Quarter	1,348	5,255 ⁽³⁾	1,008 ⁽³⁾	6,291 ⁽³⁾	24,264 ⁽³⁾	30,555	7,539 ⁽³⁾		
3rd Quarter	3,101	6,204	2,869	9,079	15,483	24,562	12,180		

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.

(3) Revised.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING
UNITS FINANCED, CANADA, FEBRUARY, 1945 — SEPTEMBER, 1949.

Period	Number of Loans ⁽²⁾	Number of Housing Units ⁽²⁾	Amount of Loans ⁽²⁾ (\$'000)
1945 ⁽³⁾	5,142	5,695	23,832
1946	8,429	13,042	61,635
1947	10,549	12,734	61,709
1948			
January.....	507	540	2,644
February.....	531	628	3,006
March.....	906	1,294	6,368
1st Quarter.....	1,944	2,462	12,018
April.....	1,529	1,895	9,698
May.....	1,953	2,361	12,515
June.....	1,850	2,408	12,696
2nd Quarter.....	5,332	6,664	34,909
July.....	1,811	2,152	11,453
August.....	1,647	1,858	9,937
September.....	2,164	2,556	13,570
3rd Quarter.....	5,622	6,566	34,960
October.....	1,610	1,756	9,512
November.....	1,243	1,693	8,796
December.....	1,187	1,640	8,433
4th Quarter.....	4,040	5,089	26,741
Sub-total	16,938	20,781	108,629
1949			
January.....	816	1,557	8,314
February.....	783	1,356	7,403
March.....	1,137	1,845	9,879
1st Quarter.....	2,736	4,758	25,596
April.....	1,786	2,859	15,395
May.....	1,873	2,301	12,283
June ⁽⁴⁾	2,246	3,292	17,732
2nd Quarter ⁽⁴⁾	5,905	8,452	45,416
July ⁽⁴⁾	2,127	2,478	13,861
August.....	2,111	3,811	20,720
September ⁽⁵⁾	1,431	1,548	8,616
3rd Quarter ⁽⁵⁾	5,669	7,837	43,197
Total, Feb. 1, 1945 — Sept. 30, 1949	55,368	73,299	370,014

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, FIRST EIGHT MONTHS, 1948 AND 1949.

Type of Loan	First Eight Months, 1948			First Eight Months, 1949				
	Number of Loans	Number of Housing Units	Amount (\$'000)	Average Loan per Housing Unit \$	Number Housing Loans	Number of Housing Units	Amount (\$'000)	Average Loan per Housing Unit \$
Housing for Home-Ownership:								
Loans to home-owners.....	2,582	2,605	13,610	5,224	4,059	4,186	22,738	5,432
Loans to builders for sale:	4,350	4,804	26,279	5,470	1,904	1,969	11,549	5,865
Integrated housing.....	3,432	3,662	19,232	5,252	6,404 ⁽¹⁾	6,744	36,264	5,377
Other.....								
Sub-total	10,364	11,071	59,121	5,340	12,367 ⁽¹⁾	12,899	70,551	5,469
Housing for Rental Purposes:								
Loans to individuals.....	365	1,983	8,681	4,377	373	2,015	9,055	4,494
Rental Insurance.....					134	4,441	25,063	5,643
Primary industries.....	1	8	14	1,800	—	—	—	—
Limited Dividend Corporations....	3	74	417	5,639	5	144	924	6,416
Sub-total	369	2,065	9,112	4,413	512	6,600	35,042	5,309
Total Gross Loans	10,733	13,136	68,233	5,194	12,879	19,499	105,593	5,415

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
 ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
 AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,
 FIRST EIGHT MONTHS, 1948 AND 1949.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs			Average		
				Land	Con- struction	Other	Total	Lending Value \$	Loan \$
1948—1st Eight Months									
Single 1-Storey	4,866	4,874	24,087	557	6,465	123	7,145	5,883	4,942
Single 1½-Storey	3,291	3,294	19,316	584	7,252	155	7,991	6,968	5,864
Single 2-Storey	1,266	1,292	8,259	675	8,656	176	7,507	7,956	7,507
Semi-Detached	296	353	1,981	514	7,360	166	8,040	6,986	6,986
Duplex	135	270	1,229	394	6,782	142	7,318	5,926	5,926
Triplex	36	110	3,454	421	6,336	210	6,967	5,269	4,128
Double Duplex	316	658	3,089	414	6,438	198	7,050	5,944	4,694
Row House	402	810	3,456	278	5,357	121	5,756	5,332	4,266
Apartment	121	1,393	5,930	275	5,596	385	6,256	5,387	4,257
Total	10,729	13,054	67,801	515	6,748	170	7,433	6,303	5,194
1949—1st Eight Months									
Single 1-Storey	6,276	6,276	32,487	656	7,284	146	8,086	6,264	5,176
Single 1½-Storey	3,985	3,985	23,078	645	7,859	162	8,666	7,074	5,791
Single 2-Storey	1,335	1,338	8,681	773	9,419	197	10,389	8,257	6,488
Semi-Detached	301	332	2,113	695	9,017	236	9,948	8,142	6,366
Duplex	261	598	2,726	498	6,852	148	7,498	5,814	4,549
Triplex	50	150	631	490	6,846	244	7,580	5,431	4,205
Double Duplex	220	474	2,301	400	7,100	256	7,756	6,119	4,854
Row House	193	393	1,652	299	5,581	156	6,036	5,387	4,204
Apartment	252	5,777	30,856	305	6,367	513	7,185	6,293	5,341
Total (a)	12,873	19,323	104,519	538	7,255	268	8,056	6,568	5,409
									967
									7.42

(1) Excluding loan approvals under Sections 9 and 9a.
 (2) Excludes one loan for \$15,000 approved for a staff house to contain 32 units.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946—SEPTEMBER, 1949.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947				
1st Quarter	3	5	9,750	1,950
2nd Quarter	4	7	12,975	1,854
3rd Quarter	2	2	3,400	1,700
4th Quarter	2	2	4,650	2,325
Sub-total	11	16	30,775	1,923
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
July	0	—	—	—
August	1	2	3,000	1,500
September	1	1	3,000	3,000
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Sub-total	3	4	7,000	1,750
1949				
1st Nine Months	0	—	—	—
Total, April, 1946— September, 1949	39	68	114,090	1,678

TABLE 12.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941—SEPTEMBER, 1949.

Period	Number of Housing Units			Actual Expenditure (\$000)			
	Started	Com- pleted	Under Construc- (At End of Period)	Housing	Supple- mentary Buildings	Land, Improvements and Other Outlay	Total
1941–1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,392
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	—	26,701	21	1,893	28,615
1948							
January	21	508	4,867	3,821	—	198	4,019
February	214	731	4,350	3,303	2	239	3,544
March	99	726	3,723	5,225	3	355	5,583
1st Quarter	334	1,965	—	12,349	5	792	13,146
April	530	1,040	3,213	409	—	68	477
May	371	813	2,771	1,937	—	267	2,204
June	1,042	671	3,142	2,022	—	356	2,378
2nd Quarter	1,943	2,524	—	4,368	—	691	5,059
July	987	563	3,566	2,916	—	352	3,268
August	1,389	358	4,597	2,976	1	338	3,315
September	1,455	436	5,616	5,077	3	482	5,562
3rd Quarter	3,831	1,357	—	10,969	4	1,172	12,145
October	1,364	264	6,716	7,182	10	177	7,369
November	588	363	6,941	5,464	8	329	5,801
December	241	461	6,721	8,848	12	535	9,395
4th Quarter	2,193	1,088	—	21,494	30	1,041	22,565
Sub-total	8,301	6,934	—	49,180	39	3,696	52,915
1949							
January	54	521	6,244	951	—	294	1,245
February	27	656	5,615	4,028	2	151	4,180
March	127	981	4,757	6,320	2	570	6,892
1st Quarter	208	2,158	—	11,299	4	1,015	12,318
April	183	891	4,049	746	2	162	911
May	526	719	3,856	2,552	3	126	2,680
June	539	1,282	3,113	2,095	—	247	2,341
2nd Quarter	1,248	2,892	—	5,393	5	535	5,932
July	380	603	2,890	2,828	—	298	3,125
August	626	511	3,005	3,138	2	462	3,603
September	1,111	533	3,583	3,186	3	318	3,507
3rd Quarter	2,117	1,647	—	9,152	5	1,078	10,235
Total, April, 1941–Sept. 1949	48,420	48,823	—	196,980	13,900	27,067	237,947

(1) Operations during 1941–1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

TABLE 13.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND
HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS,
CANADA, 1945—OCTOBER, 1949.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	88	4,698	8
April.....	82	3,912	7
May.....	92	5,186	5
June.....	90	6,410	4
July.....	81	6,588	—
August.....	93	7,775	—
September.....	107	8,442	—
October.....	111	8,569	—
November.....	110	8,216	—
December.....	104	7,745	—
1949—January.....	97	7,235	—
February.....	91	6,755	—
March.....	84	5,940	—
April.....	73	5,049	—
May.....	68	4,476	—
June.....	48	4,028	—
July.....	48	3,844	—
August.....	48	3,797	—
September.....	65	4,677	—
October.....	63 ⁽²⁾	4,866	—

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at October, 31 total 41.

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER AND DECEMBER, 1948 AND SEPTEMBER, 1949.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		Sept., 1948	Dec., 1948	Sept., 1949
1.	Excavation.....	2,591	1,024	1,096
2.	Foundation.....	3,774	1,296	1,639
3.	Water and Sewer under Building...	5,570	3,021	2,701
4.	Framing.....	5,349	2,551	2,622
5.	Doors, frames and window sash....	6,601	3,665	2,919
6.	Chimneys.....	6,751	4,357	3,119
7.	Roofs shingled.....	6,378	3,942	3,173
8.	Plumbing roughed in.....	6,595	4,554	2,970
9.	Wiring roughed in.....	6,920	5,138	3,446
10.	Insulation.....	6,452	5,705	3,591
11.	Wall and ceiling board taping.....	7,584	6,274	3,807
12.	Finished flooring laid.....	7,817	6,373	3,947
13.	Exterior finish, including siding and trim.....	7,176	5,205	3,454
14.	Porches.....	7,727	5,390	3,702
15.	Interior trim.....	7,975	7,118	4,017
16.	Interior painting.....	8,216	7,482	4,220
17.	Hardware.....	8,160	7,327	4,239
18.	Plumbing fixtures.....	8,101	7,278	4,288
19.	Electrical work complete.....	8,304	7,482	4,256
20.	Exterior painting.....	9,607	8,575	4,372
21.	Water and sewer to main.....	6,368	3,866	2,876
22.	Electrical services connected.....	8,225	7,529	4,436
23.	Final inspection.....	8,442	7,745	4,677

TABLE 15.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943 — SEPTEMBER, 1949.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$'000)			
		Construction		Land and Existing Buildings	Total
		New Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects: Sept., 1943—Mar., 1949	2,673	17,569	4,052 ⁽¹⁾	1,504 ⁽¹⁾	23,125 ⁽¹⁾
2nd Quarter, 1949.....	—	—	—	—	—
3rd Quarter, 1949.....	—	—	—	—	—
Sub-total	2,673	17,569	4,052 ⁽¹⁾	1,504 ⁽¹⁾	23,125 ⁽¹⁾
2. Small Holdings, Individual Projects: Sept. 23, 1943—Mar., 1949.	12,699	35,723	4,382	18,504	58,609
2nd Quarter, 1949.....	770	3,146	205	480	3,831
3rd Quarter, 1949.....	882	3,243	258	831	4,332
Sub-total	14,351	42,102	4,845	19,715	66,772
3. Full-Time Farming: Sept. 23, 1943—Mar., 1949.	7,614	1,819	4,204	15,104	21,127
2nd Quarter, 1949.....	166	46	120	1,294	1,460
3rd Quarter, 1949.....	225	60	99	720	879
Sub-total	8,005	1,925	4,423	17,118	23,466
4. Commercial Fishing, Dominion and Provincial Lands Grants to Indian Veterans: Sept. 23, 1943—Mar., 1949.	2,934	2,484	387	680	3,551
2nd Quarter, 1949.....	133	187	206	74	467
3rd Quarter, 1949.....	107	124	55	35	214
Sub-total	3,174	2,795	648	789	4,232
5. Total All Projects: Sept. 23, 1943—Mar., 1949.	25,920	57,595	13,025	35,792	106,412
2nd Quarter 1949.....	1,069	3,379	531	1,848	5,758
3rd Quarter, 1949.....	1,214	3,427	412	1,586	5,425
Total	28,203	64,401	13,968	39,226	117,595

(1) Revised.

TABLE 16.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
 NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER
 CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA,
 SEPTEMBER 23, 1943—SEPTEMBER, 1949.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Con- struction At End of Period	
1. Small Holdings, Sub-Division Projects:				
Sept. 1943—Dec. 1947..	2,673	2,669	4	20,409
1948—1st 3 Quarters...	—	4	—	822
4th Quarter.....	—	—	—	0
1949—1st 3 Quarters...	—	—	—	218
Sub-total	2,673	2,673	—	21,449
2. Small Holdings, Individual Projects:				
Sept. 1943—Dec. 1947..	3,111	1,425	1,686	13,737
1948—1st 3 Quarters...	1,089	1,235	1,540	5,937
4th Quarter.....	367	250	1,657	3,162
1949—1st 3 Quarters...	1,400	922	2,135	6,753
Sub-total	5,967	3,832	—	29,589
3. Full-Time Farming Projects:				
Sept. 1943—Dec. 1947..	538	218	320	2,559
1948—1st 3 Quarters...	102	117	305	429
4th Quarter.....	42	95	252	429
1949—1st 3 Quarters....	90	84	258	1,517
Sub-Total	772	514	—	4,934
4. Other Projects:				
Sept. 1943—Dec. 1947..	435	195	240	1,448
1948—1st 3 Quarters...	180	133	287	884
4th Quarter.....	104	98	293	371
1949—1st 3 Quarters...	101	78	316	809
Sub-total	820	504	—	3,512
5. All Projects:				
Sept. 1943—Dec. 1947..	6,757	4,507	2,250	38,153
1948—1st 3 Quarters...	1,371	1,489	2,132	8,072
4th Quarters.....	513	443	2,202	3,962
1949—1st 3 Quarters...	1,591	1,084	2,709	9,297
Total	10,232	7,523	—	59,484

TABLE 17.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,
1947—SEPTEMBER, 1949⁽¹⁾.

Type of Unit	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 ⁽²⁾	522	522	1,043
1948												
1st Quarter	203	146	349	14	98	112	712	624	1,336	1,015	243	1,258
2nd Quarter	760	20	780	39	85	124	1,433	559	1,992	1,487	226	1,713
3rd Quarter	587	7	594	67	324	391	1,953	179	2,132	3,960	167	4,127
4th Quarter	257	1	258	243	136	379	1,967	30	1,997	4,383	—	4,383
Sub-total	1,807	174	1,981	363	643	1,006	—	—	—	10,845	636	11,481
1949												
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
2nd Quarter	0	0	0	565	0	565	1,027	18	1,045	—(3)	—(3)	—(3)
3rd Quarter	2	0	2	432	6	438	756	12	768	—(3)	—(3)	—(3)
Total, Jan., 1947— September, 1949	2,460	1,000	3,460	1,923	1,101	3,024	—	—	—	(3)	—(3)	—(3)

(1) Includes housing units built for employees of the Defence Research Board.
 (2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.
 (3) Not yet available.

TABLE 18.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY—SEPTEMBER, 1949.

Period	Number of Housing Units			Actual Expenditures (\$000)			Total
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Im- provements and Other Outlay		
1949							
1st Quarter	—	—	—	2	—		2
2nd Quarter	—	—	—	53	11		64
July	97	—	97	50	—		50
August	559	—	656	295	21		316
September	1,096	—	1,752	1,248	54		1,302
3rd Quarter	1,752	—	—	1,593	75		1,668

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 17.

TABLE 19.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929—SEPTEMBER, 1949.

Period	Residential Construction							
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes		Total	
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945 1945 ⁽³⁾ 1946 1947	(2) 53 57 57	(2) 48 49 58	(2) 25 49 49	(2) 10 25 18	(2) 794 1,299 1,222	(2) 1,973 3,311 3,191	26,832 804 1,309 1,227	54,694 2,031 3,386 3,267
1948								
1st Quarter	6	6	18	7	233	620	234	633
2nd Quarter	10	12	23	10	295	759	298	781
July	12	16	18	7	242	584	244	607
August	10	10	26	15	216	514	219	538
September	9	12	16	6	206	523	206	541
3rd Quarter	31	38	60	28	664	1,620	669	1,686
October	5	8	9	5	197	519	198	531
November	8	19	19	10	213	555	216	583
December	2	3	16	7	211	590	213	600
4th Quarter	15	29	44	21	621	1,664	627	1,714
Sub-total	62	85	145	66	1,813	4,663	1,828	4,814
1949								
January	6	7	8	3	151	446	152	457
February	0	—	2	2	58	181	58	182
March	1	2	0	—	43	133	44	135
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
July	11	25	19	8	192	489	200	522
August	12	17	28	10	234	571	238	598
September	15	25	28	11	223	587	226	623
3rd Quarter	38	67	75	29	649	1,647	664	1,743
Total, May, 1929— Sept., 1949	—	—	—	—	—	—	33,328	71,800

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 20.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — SEPTEMBER, 1949.

Period	Residential Construction								Total	
	New Structures		Alteration and Improvement of Existing Structures		Other Purposes					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)		
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382		
1946	375	408	351	237	12,304	9,235	13,030	9,880		
1947	387	488	448	333	21,211	17,340	22,046	18,160		
1948										
1st Quarter	56	77	56	44	4,147	3,788	4,259	3,908		
2nd Quarter	106	134	157	150	9,196	8,044	9,459	8,329		
July	41	55	48	43	3,225	3,252	3,314	3,350		
August	29	40	51	40	4,033	4,483	4,113	4,564		
September	10	12	40	34	2,323	2,556	2,373	2,602		
3rd Quarter	80	108	139	116	9,581	10,292	9,800	10,516		
October	30	48	69	48	2,836	2,722	2,935	2,818		
November	39	53	56	38	2,356	2,165	2,451	2,255		
December	17	29	47	38	1,463	1,438	1,527	1,504		
4th Quarter	86	129	172	124	6,655	6,325	6,913	6,578		
Sub-total	328	448	524	434	29,579	28,449	30,431	29,331		
1949										
January	9	10	26	21	1,493	1,507	1,528	1,538		
February	10	16	22	16	1,445	1,421	1,477	1,453		
March	13	23	54	46	3,254	3,143	3,321	3,212		
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203		
April	33	46	52	46	5,385	4,823	5,470	4,915		
May	42	73	103	98	3,496	3,269	3,641	3,440		
June	69	115	128	121	3,305	3,111	3,502	3,347		
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702		
July	63	92	98	89	3,695	3,786	3,856	3,967		
August	26	42	60	58	6,446	7,824	6,532	7,924		
September	31	43	74	63	4,847	5,474	4,952	5,580		
3rd Quarter	120	177	232	210	14,988	17,084	15,340	17,471		
Total										
March, 1945- Sept., 1949	1,618	2,063	2,186	1,706	100,293	92,360	104,097	96,129		

(1) Covers period March 1, - December 31.

TABLE 21.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947 — OCTOBER, 1949.

As at End of Month	Units in New Structures						Home Conversion Plan			All Units		
	Single Units		Multiple Units		Total		Number of Units		Per cent Vacant		Number of Units	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6	28,990	.6
	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5	30,214	.5
	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5	30,896	.5
	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5	33,270	.5
1948	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4	34,803	.4
	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7	36,415	.7
	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4	37,113	.4
	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3	37,115	.3
1949	34,182	.4	1,416	.1	35,598	.3	1,791	.3	37,389	.3	37,389	.3
	34,613	.6	1,466	—	36,079	.6	1,770	.5	37,849	.6	37,849	.6
	35,373	.7	1,505	—	36,878	.7	1,661	.3	38,549	.7	38,549	.7
	35,979	.8	1,533	.3	37,512	.8	1,633	1.1	39,145	.8	39,145	.8
	37,046	.7	1,603	.6	38,649	.7	1,574	2.0	40,223	.7	40,223	.7
	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7	40,615	.7
	37,791	.7	1,697	1.6	39,488	.8	1,533	.4	41,901	.8	41,901	.8
	37,919	.7	1,725	1.6	39,644	.7	1,477	.9	41,121	.7	41,121	.7
	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	.7	41,878	.7
	38,490	.5	1,766	.8	40,256	.5	1,301	1.3	41,557	.6	41,557	.6

(1) Revised.
(2) Preliminary.

TABLE 22. OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944. RENTAL INSURANCE PLAN. NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS,
CANADA, JULY, 1948 — OCTOBER, 1949.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)	
1948							
3rd Quarter	1	100	614	9	363	2,799	10
4th Quarter	6	560	3,989	22	1,196	8,846	28
Sub-total	7	660	4,603	31	1,559	11,644	38
1949 ⁽¹⁾							
January	5	224	1,611	4	158	1,195	9
February	7	330	2,448	5	342	2,523	12
March	25	1,043	7,781	3	100	778	28
1st Quarter	37	1,597	11,840	12	600	4,496	49
April	3	52	345	17	617	4,584	20
May	7	261	1,936	1	20	152	8
June	9	1,029	7,447	7	227	1,792	16
2nd Quarter	19	1,342	9,728	25	864	6,528	44
July	6	428	3,074	11	481	3,850	17
August	1	12	94	8	928	5,971	9
September	—	—	—	10	1,340	8,723 ⁽²⁾	10
3rd Quarter	7	440	3,168	29	2,749	18,544 ⁽²⁾	36
October	—	—	—	9	231	1,598 ⁽²⁾	9
Total—July, 1948—October, 1949	70	4,039	29,339	106	6,003	42,810	176
							10,042
							72,149

(1) Revised.

(2) Preliminary.

TABLE 23.—OPERATIONS UNDER NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM RENT
PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948—OCTOBER, 1949.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948				
July	4.0	865	8,036	83.83
August	4.0	912	7,267	69.00
September	4.0	904	7,328	80.00
3rd Quarter	4.0	902	7,371	79.83
October	4.1	881	6,907	78.67
November	3.8	854	7,210	82.17
December	3.9	885	7,438	82.42
4th Quarter	3.9	872	7,309	82.00
Sub-total	3.9	879	7,322	81.58
1949				
January	3.8	912	7,345	83.65
February	3.8	907	7,398	83.88
March	3.9	866	7,436	79.68
1st Quarter	3.9	887	7,436	81.66
April	3.8	916	7,368	80.97
May	3.7	885	7,431	82.14
June	4.0	875 ⁽¹⁾	7,356 ⁽¹⁾	75.08 ⁽¹⁾
2nd Quarter	3.9	887 ⁽¹⁾	7,369 ⁽¹⁾	77.77 ⁽¹⁾
July	3.8	927 ⁽¹⁾	7,617 ⁽¹⁾	74.43 ⁽¹⁾
August	4.0	922	6,452	59.22
September	4.1	918	6,510	63.04
3rd Quarter	4.0	922	6,808	65.16
October	3.6	894	6,916	79.29
Total, July, 1948 —October, 1949	3.9	896	7,185	76.13

(1) Revised.

TABLE 24.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947—SEPTEMBER, 1949.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost (\$'000)	Number of Projects	Number of Units	Estimated Cost (\$'000)	Number of Projects	Number of Units	Estimated Cost (\$'000)	Number of Projects	Number of Units	Estimated Cost (\$'000)
1947(1)	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948	12	87	532	0	—	—	4	26	13	91	558	
1st Quarter	6	76	547	0	—	—	7	68	671	13	144	1,218
2nd Quarter	1	8	59	0	—	—	4	34	183	5	42	242
3rd Quarter	7	82	615	1	40	247	2	6	277	9	128	892
4th Quarter	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
Sub-Total												
1949												
January	3	64	413	5	128	874	0	—	—	5	128	874
February	3	50	274	5	64	430	6	30	336	8	101	669
March	5	82	340	7	200	1,499	2	12	102	12	230	1,685
1st Quarter	11	196	1,227	17	392	2,803	8	42	438	25	459	3,228
April	2	30	192	4	77	539	1	4	11	5	81	550
May	1	36	290	5	184	1,384	1	14	92	6	198	1,475
June	0	—	—	0	—	—	0	—	—	0	—	—
2nd Quarter	3	66	482	9	261	1,923	2	18	103	11	279	2,025
July	1	144	842	23	421	2,750	6	6	154	29	427	2,904
August	0	—	—	3	114	867	0	—	—	3	114	867
September	0	—	—	3	52	365	0	—	—	3	52	365
3rd Quarter	1	144	842	29	587	3,982	6	6	154	35	593	4,136
Total, June 1947 — Sept. 1949	63	810	5,064	56	1,280	8,955	36	397	3,635	139	2,106	14,842

(1) Covers period June to December.

TABLE 25.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT,
FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE
FOOT, CANADA, JUNE, 1947—SEPTEMBER, 1949.

Period	Estimated Costs					Floor Area per Housing Unit	Construction Costs per Sq. Ft.	\$	Number of Rooms per Housing Unit	\$
	Land	Construction	Equipment and Other	Total	\$					
1947(1)	207	5,914	753	6,874		969	6.10		4.7	58.06
1948										
1st Quarter	457	5,365	313	6,135		922	5.82		4.6	68.07
2nd Quarter	214	7,407	392	8,013		1,019	7.16		4.8	47.70
3rd Quarter	164	5,291	307	5,762		1,055	5.02		4.3	67.68
4th Quarter	237	6,317	416	6,970		956	6.61		4.6	71.78
Annual Average	270	6,404	373	7,047		981	6.44		4.6	61.96
1949										
January	298	5,915	614	6,827		861	6.87		3.6	85.35
February	343	5,960	320	6,623		974	6.12		4.6	76.01
March	451	6,403	473	7,327		976	6.56		3.9	85.30
1st Quarter	385	6,169	479	7,033		944	6.54		4.0	83.27
April	371	5,746	669	6,786		889	6.23		3.8	75.95
May	413	6,332	707	7,452		948	6.68		3.8	87.48
June	—	—	—	—		—	—		—	—
2nd Quarter	400	6,162	696	7,258		934	6.58		3.8	84.13
July	367	5,916	518	6,801		1,013	5.84		4.7	76.47
August	530	6,159	916	7,605		984	7.73		4.7	63.09
September	470	5,978	569	7,017		906	7.75		3.7	82.21
3rd Quarter	408	5,968	599	6,975		998	6.98		4.6	74.39
Average, June, 1947—Sept. 1949	341	6,136	571	7,048		960	7.36		4.4	72.36

TABLE 26.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—OCTOBER 1, 1949.

Period	Veterans' Land Act, 1942	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B. 1048	Rental Housing Projects	Armed Service Married Quarters(1)	Pre-fabricated Houses		Miscellaneous		Total
								New	Conversion	New	Conversion	
1945(2)	2,657 1,703 1,213	6,923 5,210 7,282	3,315 17	3,238 5,748	7,216 9,132	542	— — — 812	1,000 1,035 1,496	238 1,245 1,220	2,826 2,447	10,818 25,788 29,909	
1946												
1947												
1948												
1st Quarter	118	520	—	1,180	503	64	369	363	278	—	—	3,395
2nd Quarter	282	3,565	—	2,654	850	222	447	50	124	139	—	8,333
3rd Quarter	480	3,720	—	1,614	971	509	755	153	270	—	—	8,472
4th Quarter	346	516	—	872	896	884	429	18	56	220	220	4,237
Sub-total	1,226	8,321	—	6,320	3,220	1,679	2,000	584	728	359	359	24,437
1949												
1st Quarter	109	540	—	559	345	905	—	101	—	—	—	2,559
2nd Quarter	141	1,040	—	919	190	689	—	32	243	—	—	3,254
July	29	495	—	284	72	235	1,128	—	41	—	—	2,284
August	68	1,423	—	296	34	205	1,885	—	35	—	—	3,946
September	51	561	—	331	15	73	329	—	28	—	—	1,388
3rd Quarter	148	2,479	—	911	121	513	3,342	—	104	—	—	7,618
October	24	335	—	244	26	247	283	—	7	—	—	1,166
Total, Aug. 23, 1945- October, 1949	7,221	32,130	3,332	17,939	20,250	4,575	6,437	4,248	3,785	5,632	5,632	105,549

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.
 (2) Covers period August 23—December 31.

TABLE 27.— OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO,
 NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED, AND
 AMOUNT OF LOANS ADVANCED,
 MAY, 1948 — OCTOBER, 1949.

Period	Number of Loans and Housing Units Approved	Amount of Loans Approved (\$000)	Amount of Loans Advanced (\$000)
1948			
May-June.....	597	623	90
July.....	330	343	202
August.....	404	421	226
September.....	495	527	334
3rd Quarter.....	1,229	1,292	763
October.....	564	608	449
November.....	534	587	431
December.....	744	819	667
4th Quarter.....	1,842	2,015	1,548
Sub-total	3,668	3,929	2,401
1949			
January.....	536	603	607
February.....	588	705	602
March.....	681	705	712
1st Quarter.....	1,805	2,013	1,921
April.....	563	638	701
May.....	742	861	836
June.....	862	994	864
2nd Quarter.....	2,167	2,493	2,401
July.....	638	737	858
August.....	1,049	1,310	—(1)
September.....	1,338	1,198	—(1)
3rd Quarter.....	3,025	3,245	—(1)
October.....	1,111	1,040	—(1)
Total, May, 1948— October, 1949.....	11,776	12,720	—(1)

(1) Not yet available.

SECTION 4
REAL ESTATE LENDING

TABLE 28.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947—SEPTEMBER, 1949.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms			Total		
	New Construction			Existing Property			New Construction			Existing Property								
	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Number of Loans	Amount of Loans (\$000)	Number of Loans	Number of Loans	Amount of Loans (\$000)	Farms	Other	Total	Farms	Other	Total
1947	19,603	25,582(1)	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385			258,134		
1948																		
1st Quarter	4,098	5,468	23,710	4,521	7,302	18,204	262	9,900	457	11,436	289	1,264	9,627			64,515		
2nd Quarter	8,008	10,342	48,776	6,728	10,748	27,765	312	9,863	575	15,194	567	2,232	16,190			103,830		
3rd Quarter	8,973	10,684	50,954	6,083	9,180	23,800	293	7,620	366	7,860	295	1,216	16,010			91,449		
4th Quarter	7,517	9,643	45,094	5,160	8,085	22,233	255	6,168	399	8,052	442	1,964	13,773			83,510		
Total, 1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600			343,304		
1949																		
January	1,782	2,665	11,843	1,204	1,821	4,860	63	1,892	95	2,240	78	388	3,222			21,223		
February	1,545	2,078	9,848	1,386	2,294	5,857	96	3,448	102	1,943	79	417	3,208			21,514		
March	2,144	3,109	15,215	1,830	2,853	7,682	79	1,992	160	4,497	98	486	4,311			29,872		
1st Quarter	5,471	7,852	36,907	4,420	6,968	18,399	238	7,333	357	8,680	255	1,291	10,741			72,609		
April	2,803	3,703	18,488	2,054	3,404	8,981	98	2,048	126	1,982	164	664	5,245			32,163		
May	2,691	3,541	17,665	2,144	3,042	8,778	81	3,498	130	2,382	133	598	5,179			33,122		
June	3,439	4,157	20,559	2,208	3,449	9,728	80	2,564	119	2,590	129	510	5,975			35,952		
2nd Quarter	8,933	11,401	56,712	6,406	9,895	27,488	259	8,110	375	7,154	426	1,772	16,399			101,237		
July	3,174	3,705	19,195	1,837	2,441	7,144	67	1,396	116	3,541	73	327	5,272			31,634		
August	3,789	4,506	22,407	1,874	2,615	7,277	84	3,828	111	2,600	89	328	5,949			36,452		
September	3,196	3,839	18,380	1,926	2,809	7,592	90	5,031	144	4,645	141	587	5,502			36,265		
3rd Quarter	10,159	12,050	59,982	5,637	7,865	22,014	241	10,255	371	10,786	303	1,242	16,723			104,351		

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 29 because in two instances one loan covered several single dwellings (see footnote 1, page 51, and 3, page 52, of Table 29).

TABLE 29.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—SEPTEMBER, 1949.

Period	Life Insurance Companies				Trust Companies				Loan Companies				
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)		Number of Loans	Amount (\$000)		Number of Loans	Amount (\$000)		Number of Loans	Amount (\$000)
1947	14,336 ⁽¹⁾	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282
1948													
1st Quarter	2,971	14,145	405	1,498	5,695	222	920	23	111	272	358	1,448	53
2nd Quarter	5,835	30,613	657	2,492	9,962	464	2,316	33	121	220	735	3,256	116
3rd Quarter	6,765	35,415	500	1,875	7,464	486	2,330	24	66	181	932	3,672	111
4th Quarter	5,194	27,629	524	2,226	9,008	392	1,847	26	87	203	1,059	4,188	92
Total, 1948	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	876	3,084	12,564	372
1949													
1st Quarter	3,615	19,569	566	2,693	10,855	417	2,099	11	48	150	641	2,743	76
April	1,949	11,071	170	771	3,881	141	727	3	8	23	397	1,753	22
May	1,940	10,866	168	920	4,046	149	719	3	7	18	313	1,269	22
June	2,470	13,594	171	748	3,030	166	754	7	20	78	480	2,081	42
2nd Quarter	6,359	35,531	509	2,439	10,956	456	2,200	13	35	118	1,190	5,103	86
July	2,430	13,818	128	503	2,392	127	601	9	26	73	361	1,558	54
August	2,984	16,720	138	741	2,656	167	1,702	14	44	115	383	1,613	31
September	2,351	12,887	133	558	2,195	103	415	9	26	68	399	1,675	54
3rd Quarter	7,765	43,455	399	1,802	7,242	397	1,718	32	96	256	1,143	4,845	139

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 29.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—SEPTEMBER, 1949—Continued.

Period	Fire Insurance Companies												All Lending Institutions ⁽²⁾					
	Fraternal Societies ⁽¹⁾				Single Units				Multiple Units				Single Units			Multiple Units		
	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)
1947	102	519	134	320	1,242	2	30	13	33	137	17,573 ⁽³⁾	80,776	1,850	7,808	25,366			
1948																		
1st Quarter	24	136	39	106	602	—	—	3	16	98	3,575	16,649	523	1,893	7,061			
2nd Quarter	85	480	78	211	831	—	—	5	15	73	7,119	36,665	889	3,223	12,111			
3rd Quarter	105	583	49	144	572	—	—	1	2	4	8,288	41,999	685	2,396	8,955			
4th Quarter	148	835	76	190	623	3	23	3	20	34	6,796	34,522	721	2,847	10,572			
Total, 1948	362	2,034	242	651	2,628	3	23	12	53	209	25,778	129,835	2,818	10,359	38,699			
1949																		
1st Quarter	97	587	41	105	351	4	21	3	6	26	4,774	25,018	697	3,078	11,889			
April	95	615	24	261	282	1	5	1	2	10	2,583	14,170	220	1,120	4,318			
May	78	447	16	39	133	—	—	2	38	45	2,480	13,301	211	1,061	4,364			
June	67	383	32	69	284	1	4	3	8	36	3,184	16,816	255	973	3,743			
2nd Quarter	240	1,445	72	369	699	2	9	6	48	91	8,247	44,287	686	3,154	12,425			
July	33	193	10	21	70	20	70	2	4	17	2,971	16,270	203	730	2,925			
August	51	247	20	47	138	1	6	—	—	—	3,586	19,288	203	920	3,119			
September	74	374	72	154	460	1	4	—	—	4	2,928	15,354	268	911	3,027			
3rd Quarter	158	814	102	222	669	22	80	2	4	17	9,497	50,911	674	2,561	9,071			

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 28.

(3) Includes one loan approved for 2 single units and one for 21 single units.

SECTION 5
BUILDING MATERIALS

TABLE 30.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — SEPTEMBER, 1949.
(1939 = 100)

Period	Production			Domestic ⁽¹⁾ Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947				
March.....	119.5	188.7	137.4	185.2
June.....	175.1	199.9	179.8	195.1
September.....	167.9	219.6	180.2	221.7
December.....	77.7	201.8	111.5	179.4
Annual Average	134.9	203.7	152.5	198.6
1948				
January.....	103.4	218.2	134.3	199.6
February.....	114.9	209.1	139.9	195.2
March.....	123.8	226.0	150.9	222.6
April.....	106.4	227.6	139.2	229.7
May.....	152.8	215.2	168.2	227.3
June.....	183.2	234.9	195.3	238.5
July.....	188.0	207.0	190.7	214.1
August.....	177.7	235.8	191.7	229.7
September.....	158.8	260.4	185.2	257.3
October.....	124.5	257.9	160.4	251.8
November.....	87.7	254.3	133.5	254.3
December.....	89.5	227.6	127.2	209.2
Annual Average	134.2	231.2	159.7	227.4
1949 ⁽²⁾				
January.....	101.4	237.8	138.0	209.9
February.....	109.1	216.8	137.8	204.1
March.....	132.3	256.8	165.4	255.7
April.....	95.4	241.5	134.8	252.4
May.....	160.3	253.9	184.6	266.6
June.....	207.1	267.0	221.6	272.0
July.....	177.8	236.3	192.0	236.2
August.....	171.2	278.5	197.3	276.8
September.....	125.7	288.1	165.2	264.3

(1) Excludes lumber (see p. 90).

(2) Preliminary.

TABLE 31.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—SEPTEMBER, 1949.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Insulating Board	Building Brick ⁽³⁾	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— ⁽⁴⁾	164.7	190.9	— ⁽⁴⁾	— ⁽⁴⁾	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947	5,345.9	51,126	203.1	292.2	1,025.0	3,959.1	150.2
1948							
January	341.2	5,046	16.8	18.2	73.9	306.7	12.3
February	380.3	5,043	15.3	19.1	95.5	369.8	8.4
March	409.7	5,494	17.8	19.9	130.8	495.2	9.7
1st Quarter	1,131.2	15,583	49.9	57.2	300.2	1,171.7	30.4
April	353.3	5,608	18.0	22.7	98.2	312.1	11.1
May	504.7	5,123	18.4	25.1	78.1	452.1	13.2
June	603.2	5,226	18.0	30.7	98.3	407.7	16.3
2nd Quarter	1,461.2	15,957	54.4	78.5	274.6	1,171.9	40.6
July	619.2	5,160	19.1	31.9	106.9	464.5	14.9
August	586.5	5,682	19.4	30.2	117.1	391.4	14.6
September	525.4	5,715	18.7	30.8	101.9	439.5	14.9
3rd Quarter	1,731.1	16,557	57.2	92.9	325.9	1,295.4	44.4
October	413.1	5,877	19.1	31.0	87.0	475.8	13.9
November	292.2	6,060	19.1	30.9	116.1	483.7	14.8
December	297.1	5,973	21.1	26.2	93.8	468.2	13.2
4th Quarter	1,002.4	17,910	59.3	88.1	296.9	1,427.7	41.9
Total, 1948	5,325.9	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	336.3	5,759	20.2	23.9	105.6	407.7	13.8
February	361.1	6,394	20.1	20.9	85.7	431.5	12.0
March	437.5	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,134.9	19,381	63.3	68.0	308.2	1,225.4	39.9
April	328.4	6,580	22.5	24.2	94.7	360.3	10.3
May	543.5	6,300	20.8	29.3	92.7 ⁽⁵⁾	382.9	13.6
June	685.7 ⁽⁵⁾	6,270	21.1	30.6 ⁽⁵⁾	86.2 ⁽⁵⁾	413.0 ⁽⁵⁾	14.2
2nd Quarter	1,557.6 ⁽⁵⁾	19,150	64.4	84.1 ⁽⁵⁾	273.6 ⁽⁵⁾	1,156.3 ⁽⁵⁾	38.1
July	597.0	5,406	12.2	31.3	74.4	342.4	17.7
August	576.5	6,401	13.9	31.5	120.2	304.7	16.8
September	423.1	6,207	14.9	31.6	76.1	328.3	15.3
3rd Quarter	1,596.6	18,014	41.0	94.4	270.7	975.4	49.8

(1) Data for 1948 and 1949 are estimated.

(2) See p. 90.

(3) Estimated (see p. 91).

(4) Not available.

(5) Revised.

TABLE 31.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—SEPTEMBER, 1949.—Continued.
(In Units Specified)

Period	Iron and Steel Products					Rock Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe, Tubes and Fittings	Structural Steel ⁽¹⁾	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	141.4	150.2	70.0	33.8	5.3
1946	25.3	65.2	123.1	115.5	58.8	54.8	10.1
1947	32.6	77.7	120.2	161.2	77.4	82.8	9.9
1948							
January	3.2	7.7	13.8	16.9	6.9	5.9	.9
February	3.3	7.8	12.0	14.9	5.7	4.9	.8
March	3.5	8.2	12.9	14.8	7.2	4.4	.8
1st Quarter	10.1	23.7	38.7	46.7	19.7	15.3	2.5
April	3.7	8.0	12.3	15.7	7.2	6.0	.7
May	3.4	7.0	8.9	10.3	6.6	6.0	1.0
June	3.5	7.1	10.3	17.4	8.0	6.0	1.0
2nd Quarter	10.6	22.1	31.5	43.4	21.7	18.0	2.7
July	2.8	5.3	6.7	10.7	6.5	5.9	.8
August	3.7	7.8	9.9	11.7	7.7	8.4	.9
September	4.3	8.9	13.6	20.3	7.8	9.5	1.1
3rd Quarter	10.8	22.0	30.2	42.7	21.9	23.8	2.8
October	4.2	8.6	9.9	15.4	8.0	12.8	1.3
November	4.9	8.1	12.6	12.8	7.3	11.0	1.4
December	4.8	8.5	10.6	11.9	7.1	12.6	1.3
4th Quarter	13.9	25.2	33.1	40.1	22.4	36.4	4.0
Total, 1948	45.5	93.1	133.5	172.9	85.7	93.5	12.0
1949							
January	4.6	8.1	15.2	17.2	7.2	13.6	1.2
February	3.8	8.4	13.9	10.4	6.5	9.7	.9
March	4.0	9.3	18.6	18.2	7.5	5.7	.8
1st Quarter	12.4	25.8	47.7	45.8	21.2	29.0	2.9
April	3.0	7.5	16.0	15.3	7.7	6.2	.8
May	2.8	7.9	16.0	9.2	8.1	8.7	1.0
June	2.5	7.5	20.5	17.0	8.2	9.4	1.3
2nd Quarter	8.3	22.9	52.5	41.5	24.0	24.3	3.1
July	2.1	3.4	13.2	15.9	4.4	10.2	1.1
August	2.9	7.7	14.4	13.8	7.5	14.3	1.5
September	4.3	7.9	15.4	14.5	8.3	14.7	1.7
3rd Quarter	9.3	19.0	43.0	44.0	20.2	39.2	4.3

(1) See p. 91).

TABLE 31.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER 1949 — *Continued.*
(In Units Specified).

Period	Cement and Cement Products				Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile ⁽¹⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	
	Millions Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	
1945	7.8	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	
1946	10.7	27.1	87.0	1,808.7	1,392.8	3,272.3	45.4	
1947	12.2	32.8	124.0	2,344.6	2,121.2	5,794.5	67.0	
1948								
January	1.0	2.1	9.7	174.2	150.4	725.7	6.2	
February	1.0	2.0	10.2	271.8	200.2	673.2	6.2	
March	1.1	2.4	12.9	347.1	208.4	867.9	7.3	
1st Quarter	3.1	6.5	32.8	793.0	559.0	2,266.7	19.8	
April	1.0	3.3	12.1	224.3	191.8	866.7	7.4	
May	1.1	3.8	14.4	242.0	208.4	737.2	7.2	
June	1.2	4.2	15.4	249.7	202.3	714.0	8.8	
2nd Quarter	3.4	11.2	41.9	716.0	602.5	2,317.9	23.4	
July	1.2	4.3	16.2	127.3	87.5	620.4	3.7	
August	1.3	4.2	17.3	180.0	117.8	742.9	5.6	
September	1.2	3.9	17.9	227.1	234.0	987.4	6.1	
3rd Quarter	3.8	12.3	51.4	534.5	439.3	2,350.7	15.4	
October	1.4	4.0	13.5	179.4	201.7	857.5	6.0	
November	1.3	4.2	11.3	220.6	183.9	621.5	7.7	
December	1.1	3.3	8.4	183.9	215.9	776.0	8.8	
4th Quarter	3.7	11.4	33.2	584.0	601.5	2,255.1	22.6	
Total, 1948	14.0	41.4	159.3	2,627.5	2,202.4	9,190.4	81.1	
1949								
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3	
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2	
March	1.3	3.5	8.3	281.8	231.1	884.0	6.9	
1st Quarter	3.5	9.6	23.2	669.9	636.4	2,419.5	25.4	
April	1.3	3.8	8.1	226.3	159.1	727.4	4.8	
May	1.4	4.6	11.0	166.3	174.3	736.6	3.8	
June	1.4	5.0	12.0	166.2	158.4	622.9	4.0	
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6	
July	1.4	4.5	11.0	107.6	79.8	411.7	4.9	
August	1.5	4.5	11.3	138.2	175.5	— ⁽²⁾	6.8	
September	1.4	4.4	10.3	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	
3rd Quarter	4.3	13.4	32.6	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	

(1) Includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Not available.

TABLE 31.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—SEPTEMBER, 1949.—Continued.
(In Units Specified)

Period	Gypsum Products			Builders' (2) Hardware (\$000)	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾		Bath Tubs	Sinks	Wash Basins
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3 ⁽³⁾	— ⁽⁴⁾	— ⁽⁴⁾
1946	203.4	74.9	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948							
January	18.8	10.7	9.1	569.9	7.7	10.7	8.8
February	21.4	9.0	9.1	637.5	9.1	11.8	7.9
March	21.5	10.6	10.9	734.4	9.6	13.0	9.4
1st Quarter	61.7	30.3	29.1	1,941.8	26.4	35.5	26.1
April	21.9	12.0	11.2	730.5	10.3	13.6	9.2
May	19.2	15.6	12.5	675.9	7.9	11.1	7.7
June	15.2	11.2	11.0	761.9	7.8	12.2	10.0
2nd Quarter	56.3	38.8	34.7	2,168.3	26.0	36.9	26.9
July	19.7	11.1	12.7	654.2	7.3	8.6	8.3
August	18.2	16.1	13.1	536.9	6.1	7.7	6.2
September	20.2	13.7	14.1	684.2	8.5	13.1	9.6
3rd Quarter	58.1	40.9	39.9	1,875.3	21.9	29.4	24.1
October	21.5	14.5	15.6	756.5	8.7	12.5	9.0
November	19.4	16.0	13.2	772.3	10.5	13.6	11.0
December	21.4	13.4	10.2	678.3	8.5	11.8	12.4
4th Quarter	62.4	43.9	39.0	2,207.1	27.7	37.8	32.5
Total, 1948	238.5	153.9	142.7	8,192.5	102.1	139.6	109.6
1949							
January	18.1	16.2	11.0 ⁽⁵⁾	749.1	11.1	12.8	10.0
February	15.9	13.9	11.2	711.5	10.5	13.8	9.1
March	19.9	14.4	12.9	867.4	11.6	19.4	10.1
1st Quarter	53.9	44.5	35.1 ⁽⁵⁾	2,328.0	33.2	46.0	29.2
April	19.8	13.6	14.2	749.2	11.2	22.9	11.4
May	19.9	14.9	14.0	704.5	11.4	21.2	10.7
June	19.4	15.4	15.4	732.8	11.2	17.0	10.8
2nd Quarter	59.1	43.9	43.6	2,186.5	33.8	61.1	32.9
July	15.7	9.8	13.8	553.5	6.3	8.5	8.3
August	20.1	14.2	15.4	640.1	11.4	11.8	11.8
September	16.6	17.0	16.7	780.7	13.2	13.5	16.4
3rd Quarter	52.4	41.0	45.9	1,974.3	30.9	33.8	36.5

(1) Data for 1948 and 1949 estimated (see p. 91).

(2) Factory sales. Data for 1948 and 1949 are estimated (see p. 92).

(3) Estimated.

(4) Not available.

(5) Revised.

TABLE 31.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
 1945 — SEPTEMBER, 1949.— *Continued.*
 (In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air ⁽¹⁾ Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters ⁽¹⁾	Asphalt ⁽²⁾ Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	13.6	7,179.1	128.8	57.2	1,432.2	29.5
1946	46.6	14.4	8,006.9	138.4	76.6	1,982.6	38.8
1947	54.3	18.4	8,726.7	157.7	117.5	2,085.6	46.7
1948							
January	5.0	1.7	787.1	20.7	9.5	164.6	4.0
February	4.5	1.5	774.8	15.0	10.1	165.5	4.5
March	4.2	1.5	841.3	18.1	10.8	171.6	4.5
1st Quarter	13.7	4.7	2,403.2	53.7	30.5	501.7	13.0
April	4.7	1.4	857.0	17.1	9.2	164.1	4.0
May	4.3	1.1	616.9	13.3	9.9	178.6	3.2
June	4.3	1.6	685.2	18.0	13.1	175.4	3.0
2nd Quarter	13.3	4.1	2,159.1	48.3	32.2	518.1	10.2
July	3.0	.9	457.3	8.8	9.1	173.7	3.2
August	5.0	1.5	571.9	13.9	11.0	199.5	3.5
September	5.4	1.7	736.4	13.7	8.4	199.4	4.3
3rd Quarter	13.4	4.1	1,765.6	36.4	28.5	572.6	11.0
October	7.9	1.6	751.5	15.3	10.1	197.6	4.3
November	7.3	2.1	793.6	15.7	15.1	154.7	4.1
December	6.9	1.7	712.7	11.2	8.9	99.1	2.9
4th Quarter	22.1	5.4	2,257.8	42.2	34.1	451.4	11.2
Total, 1948	62.5	18.2	8,585.7	180.6	125.3	2,043.8	45.4
1949							
January	5.4	1.4	667.7	16.5	10.6	108.1	2.5
February	5.5	1.3	666.3	12.2	9.3	84.8	2.4
March	6.0	1.2	747.9	13.7	10.4	103.3	2.5
1st Quarter	16.9	3.9	2,081.9	42.4	40.3	296.2	7.4
April	4.6	1.0	548.7	15.8	14.5	134.1	3.1
May	5.2	.9	458.8	20.0	15.3	209.2	2.6
June	5.7	.9	458.4	18.2	15.6	241.2	3.0
2nd Quarter	15.5	2.8	1,465.9	54.0	45.4	584.5	8.7
July	3.5	.6	226.1	13.3	9.5	241.8	3.2
August	5.3	1.1	412.1	16.1	7.3	262.6	4.4
September	7.2	1.2	426.4	18.7	12.5	283.9	4.3
3rd Quarter	16.0	2.9	1,064.6	48.1	29.3	788.3	16.9

(1) Data for 1949 are estimated (see p. 92).

(2) Includes siding.

TABLE 32.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—SEPTEMBER, 1949.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, Tubes and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	12.9	7.5	6.6	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	10.5	7.5	7.7	2.2
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	9.8	7.4	6.0	2.9
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	8.6	3.8	4.4	4.4
1948												
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	11.7	10.4	8.0	2.2
June	1.5	1.1	28.3	19.8	97.2	23.8	4.3	1.9	9.4	9.2	8.8	1.8
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	11.3	10.2	8.1	1.8
December	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9	11.9	7.5	5.2	3.4
1949												
January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	8.5	2.1
February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	6.6	2.0
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	6.2	17.2	6.0	7.3	2.4
May	1.5	.9	27.6	22.5	104.9	26.1	2.7	6.4	18.6	3.4	8.8	1.7
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	.7
July	1.5	.6	29.0	26.0	80.7	14.3	3.0	4.6	15.2	4.5	5.4	1.1
August	1.7	.4	30.2	26.1	119.4	15.1	3.6	4.2	14.5	5.5	6.9	2.9
September	1.6	.2	30.4	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4

TABLE 32.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—SEPTEMBER, 1949.—Continued.
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948	9.4	1.3	12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
	7.5	1.5	12.2	6.7	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
	9.5	.6	11.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
	10.6	7.9	22.4	11.6	19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
	10.7	6.7	16.1	15.0	20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
	6.7	1.8	18.3	5.8	15.4	1.7	9.9	.7	15.4	1.1	10.5	.9
	10.3	3.6	10.6	14.1	19.9	1.8	13.6	1.2	17.2	1.2	13.5	2.0
	13.8	2.3	13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1

TABLE 32.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947—SEPTEMBER, 1949.—Continued.
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947	157.4	20.9	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0(1)	5.1	7.6
	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8
	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0(1)	13.5	.4	7.0	9.1
	174.0	54.7	896.4	134.8	8.4	.8	1.7	0(1)	11.8	.2	6.7	12.1
1949	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
	182.7	172.7	687.2	175.7	2.0	6.6	.5	1.3	15.6	.4	11.6	16.2
	155.2	290.9	621.3	351.3	3.2	5.8	.6	1.5	20.0	.3	16.5	14.6
	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
	127.0	211.0	473.6	352.8	6.2	2.8	.7	1.6	14.7	.5	12.7	14.3
	—(2)	—(2)	—(2)	—(2)	8.6	1.9	1.8	1.4	14.4	2.4	10.1	14.1
	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	1.8	1.0	19.1	2.0	14.9	11.1
	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

(1) Indicates less than 50 units.

(2) Not available.

TABLE 33.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1949.
(In Units Specified)

Period	Building Brick	Wire Nails	Cement	Gypsum Plaster	Building Board and Lath	Bath Tubs	Paints Pigments and Varnishes	Glass
	Millions of Bricks	Tons	Thousands of Barrels of 350 lbs.	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}''$ Basis	(\$000)	(\$000)	Millions of Sq. Ft.
1945	1.1	71	32.7	2.9	12.1	7	8,660	39.8
1946	.9	680	350.1	7.6	18.7	206	9,436	43.7
1947	6.8	4,146	1,248.6	10.1	39.9	1,044	13,441	70.2
1948								
1st Quarter	1.0	668	8.5	1.0	2.0	11	3,752	21.7
2nd Quarter	1.1	1,716	283.9	1.7	1.9	3	3,828	32.6
July	.9	904	192.2	1.5	.6	0	1,174	8.8
August	.6	449	156.7	1.1	.7	8	952	5.6
September	.4	389	126.1	1.3	.6	46	982	7.2
3rd Quarter	1.9	1,742	475.0	3.9	1.9	54	3,108	21.6
October	.7	508	172.2	1.2	2.0	130	1,245	6.4
November	.8	780	143.2	1.3	5.2	27	1,227	8.4
December	.8	901	37.9	.8	5.5	6	1,116	5.3
4th Quarter	2.3	2,189	353.3	3.3	12.6	163	3,588	20.1
Total, 1948	6.3	6,315	1,120.7	10.0	18.3	231	14,276	96.3
1949								
January	.7	534	8.1	.4	4.4	6	1,121	5.0
February	.5	610	4.2	.4	8.4	44	1,005	4.1
March	1.6	951	48.9	.3	22.7	70	1,082	4.7
1st Quarter	1.8	2,095	61.2	1.1	35.5	120	3,208	13.8
April	.7	724	110.7	.6	15.5	80	1,023	6.4
May	.7	1,709	232.0	.4	6.1	32	1,126	6.0
June	1.5	2,818	292.9	.8	4.1	23	1,171	5.0
2nd Quarter	2.9	5,251	635.6	1.8	25.7	135	3,320	17.4
July	1.9	1,899	203.2	1.0	3.2	57	887	4.5
August	2.0	1,607	288.3	.9	5.1	67	913	5.7
September	3.5	1,478	430.1	.7	6.3	23	1,155	5.1
3rd Quarter	7.4	4,948	921.6	2.7	14.6	147	2,955	15.3

Period	Lumber	Wood Shingles	Building Brick	Cast Iron Soil Pipe	Steel Pipe and Tubing	Wire Nails and Spikes	Pulp and Cement	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Thousands of Squares	Millions of Bricks	Tons	Tons	Tons	Thousands of Barrels of 350 lbs.	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	2,000.5	1,651	3.7	506	813.6	28,191	45.3	3,973	
1946	2,083.3	1,775	6.1	157	1,270.5	11,437	36.1	4,407	
1947	2,735.0	2,051	4.2	207	31.9	8,803	51.1	7,346	
1948									
1st Quarter	610.9	528	.5	88	59	177.0	1,255	6.2	1,519
2nd Quarter	589.1	607	.8	93	72	597.9	2,453	11.5	1,610
July	217.7	209	.6	49	13	389.7	691	3.0	460
August	213.5	240	.7	166	496	357.3	945	5.9	287
September	265.2	214	.9	54	744	65.9	252	3.7	639
3rd Quarter	696.4	662	2.2	269	1,253	812.9	1,888	12.6	1,386
October	213.9	240	.6	122	22	60.1	978	2.8	562
November	191.1	200	.6	33	680	86.5	578	2.8	529
December	166.3	115	.2	53	726	119.7	147	4.3	627
4th Quarter	571.3	556	1.4	208	1,428	266.3	1,703	9.9	1,719
Total, 1948	2,467.7	2,353	4.9	658	2,812	1,854.1	7,299	40.2	6,235
1949									
January	141.5	93	.2	12	921	421.3	64	.3	424
February	133.5	100	.2	22	1,548	45	119	.3	260
March	148.2	176	.3	124	2,852	40.2	13	.3	350
1st Quarter	423.0	369	.7	158	5,321	462.0	196	.9	1,034
April	146.4	174	.1	144	3,119	.2	27	3.3	360
May	167.3	172	.6	162	1,908	.0	450	4.9	254
June	160.5	157	.5	59	2,135	31.2	392	4.3	362
2nd Quarter	474.2	503	1.2	365	7,162	31.4	869	12.5	976
July	169.8	147	.7	4	1,173	.6	33	4.9	348
August	178.0	176	.5	108	859	.4	789	5.3	200
September	212.6	217	.7	92	359	.3	25	2.8	265
3rd Quarter	560.4	540	1.9	204	2,391	1.3	847	13.0	813

TABLE 35.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,
1945—SEPTEMBER, 1949.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	648.2	800.5	57.5	39.1	140.5	7.2	1,693.0
3rd Quarter	1,904.3	2,430.0	165.0	122.5	425.1	24.5	5,071.4
October	615.4	760.0	57.3	40.7	135.6	8.0	1,617.1
November	569.9	561.7	55.5	38.0	140.3	8.5	1,373.9
December	456.8	305.5	47.4	30.6	83.8	5.1	929.2
4th Quarter	1,642.1	1,627.2	160.2	109.3	359.7	21.6	3,920.2
Total, 1948	6,608.9	6,238.1	621.2	425.2	1,515.5	79.8	15,488.8
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	477.4	205.9	53.0	24.2	175.4	4.4	940.3
1st Quarter	1,225.7	514.4	142.9	78.3	368.3	11.6	2,341.2
April	406.8	347.8	54.2	29.5	193.2	5.1	1,036.6
May	451.8	531.4	54.4	35.1	162.5	7.5	1,242.7
June ⁽¹⁾	514.4	700.3	59.4	34.4	169.3	9.0	1,486.8
2nd Quarter	1,373.0	1,579.5	168.0	99.0	525.0	21.6	3,766.1
July	495.4	696.4	48.2	32.0	162.6	8.2	1,442.8
August	526.3	744.1	56.0	32.7	171.7	9.0	1,539.8
September	—	—	—	—	—	—	1,511.6 ⁽²⁾
3rd Quarter	—	—	—	—	—	—	4,494.2 ⁽²⁾

(1) Revised.

(2) Preliminary estimate. Detailed data not yet available.

TABLE 36.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA,⁽¹⁾ 1946—SEPTEMBER, 1949.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$'000)	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947—March	90,805	3,238	35.66
June	97,905	3,525	36.00
September	106,048	3,894	36.72
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.09
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95
April	101,573	3,901	38.41
May	104,438	4,094	39.20
June	105,904	4,119	38.89
July	110,041	4,377	39.77
August	110,213	4,384	39.77
September	110,432	4,451	40.30
October	108,631	4,540	41.79
November	106,400	4,548	42.74
December	102,542	4,179	40.76
Annual Average	104,916	4,165	39.69
1949—January	102,011	4,149	40.67
February	103,606	4,091	39.48
March	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June ⁽²⁾	110,806	4,688	42.31
July	114,370	4,987	43.62
August	115,056	4,988	43.35
September ⁽³⁾	115,310	5,092	44.16

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

SECTION 6
BUILDING LABOUR

TABLE 37.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY,
NOVEMBER, 1945—AUGUST, 1949.
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed		
	Construction Industry	Non Agricultural Industries	All Industries	Construction Industry	Non Agricultural Industries	All Industries
1945—November 17	184	3,268	4,326	13	165	172
1946—February 23	154	3,229	4,312	21	207	213
June 1	241	3,428	4,702	8	123	126
August 31	267	3,543	4,860	9	115	117
November 9	244	3,662	4,733	13	110	115
Annual Average	227	3,465	4,652	13	139	143
1947—March 1	187	3,634	4,565	21	136	141
May 31	254	3,658	4,821	8	89	91
August 16	283	3,709	5,008	8	71	73
November 8	284	3,779	4,847	12	82	87
Annual Average	252	3,695	4,810	12	94	98
1948—February 21	219	3,704	4,669	33	149	156
June 5	295	3,762	4,948	7	80	82
September 4	323	3,795	5,042	8	65	67
November 20	317	3,872	4,858	17	101	106
Annual Average	289	3,783	4,879	16	99	103
1949—March 5	251	3,744	4,700	47	192	199
June 4	350	3,895	5,018	16	101	103
August 20	362	3,920	5,155	15	95	98

TABLE 38.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾
1945—OCTOBER, 1949.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$'000)	Average Weekly Earnings \$	Building Industry	Non Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947					
Annual Average	88,124	3,322	37.41	306.9	165.0
1948—January	89,706	3,139	35.00	308.7	170.1
February	85,344	3,523	41.28	293.9	166.2
March	82,758	3,489	42.16	284.9	165.8
April	84,828	3,315	39.08	290.7	163.8
May	89,385	3,695	41.34	305.8	163.7
June	98,223	3,932	40.03	334.9	168.8
July	105,709	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	42.72	383.9	177.2
October	114,757	5,053	44.03	387.1	178.5
November	118,425	5,260	44.42	395.3	178.8
December	116,738	5,135	43.99	387.4	179.4
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—January	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April	99,345	4,470	45.00	325.4	164.7 ⁽²⁾
May	104,561	4,683	44.79	342.0	166.0 ⁽²⁾
June	110,869	4,753	42.87	363.9	170.8 ⁽²⁾
July ⁽²⁾	119,709	5,176	43.23	398.9	174.6
August	125,880	5,613	44.81	412.9	175.3
September	130,291	5,896	45.27	427.7	177.4
October ⁽³⁾	130,891	6,041	46.15	426.9	177.3

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 39.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945—OCTOBER, 1949.

Period	Number of Hourly Wage-Earners ⁽²⁾	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.3	2,867	91.0	35.79
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July	86,385	40.0	3,455	100.0	40.00
August	90,120	40.8	3,675	101.6	41.45
September	92,531	40.9	3,781	103.0	42.13
October	93,349	41.8	3,906	104.1	43.51
November	96,726	41.7	4,037	104.7	43.66
December	94,329	41.1	3,881	105.0	43.16
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April	79,493	40.5	3,221	108.9	44.10
May	84,013	40.4	3,391	108.5	43.83
June	90,382	38.6	3,493	107.0	41.30
July ⁽³⁾	100,100	39.1	3,914	107.2	41.92
August	103,977	41.1	4,270	106.7	43.85
September	108,155	41.1	4,448	107.8	44.31
October ⁽⁴⁾	108,194	41.5	4,488	108.2	44.90

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour (see p. 93).

(3) Revised.

(4) Preliminary.

TABLE 40.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944—OCTOBER, 1949.

As at Date of Reporting Closest to End of Month	Bricklayers	Carpenters	Painters	Plasterers	Plumbers and Pipe Fitters		Skilled and Semi-Skilled Construction Workers		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers			
					Chilled Vacancies	Upplaced Vacancies	Chilled Vacancies	Upplaced Vacancies	Chilled Vacancies	Upplaced Vacancies	Chilled Vacancies	Upplaced Vacancies	Chilled Vacancies	Upplaced Vacancies	Chilled Vacancies	Upplaced Vacancies		
1944 December	566	127	1,416	2,070	915	324	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945 Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946 Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947 Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948 March	282	533	7,893	12,254	182	2,606	128	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364
June	570	106	7,958	2,354	500	585	230	29	243	486	343	375	3,779	3,935	2,391	3,602	6,170	7,537
September	481	71	1,958	1,653	271	789	231	22	386	280	203	247	3,530	3,062	4,106	2,366	7,636	5,428
December	231	535	1,452	10,038	30	3,863	223	134	148	688	74	1,540	1,158	16,798	1,197	11,008	1,355	27,806
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949 January	106	1,029	144	17	337	53	4,811	142	239	95	1,079	34	2,275	574	26,770	181	15,797	755
February	70	1,167	237	19	669	75	4,422	148	260	149	1,302	46	2,486	725	29,306	193	16,766	918
March	117	1,045	310	17	455	182	3,312	141	172	99	1,394	85	1,394	934	25,568	546	16,177	1,480
April	153	798	736	12	768	459	1,863	148	87	99	1,362	183	1,462	1,778	18,340	1,485	11,779	30,119
May	274	414	866	6	868	598	768	176	66	111	1,068	221	809	2,466	9,993	1,555	6,484	30,801
June	336	293	840	4	966	391	685	203	41	97	707	165	649	2,032	7,341	1,292	5,351	3,324
July	288	257	854	4	485	270	798	268	61	139	664	169	558	1,988	6,823	1,256	5,046	3,244
August	328	200	838	4	911	192	1,003	276	44	186	645	193	534	2,013	1,680	4,581	3,693	11,918
September	358	199	816	4	729	114	2,221	275	40	213	197	567	1,973	7,273	1,877	4,780	3,850	12,053
October	365	245	456	6	080	81	2,105	239	617	223	819	1,488	9,927	9,738	6,701	2,226	16,628	

TABLE 41.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA,⁽¹⁾
1945—SEPTEMBER, 1949.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhanglers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers	
							1945	1946
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8	1.8
1947	2.4	8.9	2.6	1.0	1.0	3.4	5.0	
March	1.0	.3	.2	.1	1.1	.4	.4	
June	.4	.7	.1	.1	.1	1.8	.8	
September	2.0	9.5	7.2	.4	0	5.2	6.5	
December								
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2	
1948								
March	1.8	12.8	1.5	1.2	.4	12.4	8.1	
June	.3	1.0	0	3.2	1.7	3.4	1.5	
September	.2	2.4	1.2	.7	1.4	.9	1.5	
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9	
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8	
1949								
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4	
June	1.1	5.8	.1	4.0	3.5	9.1	4.3	
September	.3	6.5	2.4	3.6	1.0	4.4	4.6	

(1) For coverage, see p. 94.

ESTABLISHING BENEFIT YEARS, CANADA,
1945 — SEPTEMBER, 1949.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
								1945 1946 1947
1945	410	7,588	4,333	81	1,550	2,761	842	17,565 23,633 23,625
1946	316	11,814	5,618	150	1,804	2,682	1,249	
1947	367	13,967	5,207	152	1,648	1,884	1,300	
1948	854	14,929	3,548	233	1,186	978	2,258	23,986
1st Quarter	121	2,356	485	58	657	553	499	4,729
2nd Quarter	15	278	229	8	89	101	87	807
July	20	267	149	6	101	81	99	723
August	13	326	230	4	73	121	125	902
September	48	871	608	18	263	303	311	2,432
3rd Quarter								
October	23	531	508	6	96	165	205	1,534
November	43	1,637	1,051	18	184	259	548	3,740
December	286	4,101	1,528	78	410	303	1,167	7,873
4th Quarter	352	6,269	3,087	102	690	727	1,920	13,147
Total, 1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949 ⁽²⁾								
January	564	7,109	1,852	162	576	488	1,431	12,182
February	576	6,856	1,260	175	680	589	1,158	11,294
March	331	4,172	731	75	723	536	774	7,342
1st Quarter	1,471	18,137	3,843	412	1,979	1,613	3,363	30,818
April	228	2,598	502	70	566	498	491	4,953
May	71	911	300	28	268	296	279	2,153
June	49	564	158	21	192	260	173	1,417
2nd Quarter	348	4,073	960	119	1,026	1,054	943	8,523
July	38	609	250	6	171	170	135	1,379
August	43	783	409	14	176	248	182	1,855
September	33	409	439	7	150	228	208	1,770
3rd Quarter	114	2,097	1,098	27	497	646	525	5,004

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.
 (2) Revised.

TABLE 43.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947 — SEPTEMBER, 1949.⁽¹⁾

Trade and Type of Training	1947		1948			1949	
	Sept. 30	Mar. 31	June 30	Sept. 30	Mar. 31	June 30	Sept. 30
Bricklaying							
Vocational.....	129	151	27	4	3	0	4
Apprenticeship.....	612	682	653	642	477	402	376
Sub-total.....	741	833	680	646	480	402	380
Carpentry							
Vocational.....	226	194	21	19	16	0	5
Apprenticeship.....	1,499	1,550	1,470	1,428	1,226	1,146	1,085
Sub-total.....	1,725	1,744	1,491	1,447	1,242	1,146	1,090
Painting and Decorating							
Vocational.....	22	13	2	0	0	0	0
Apprenticeship.....	318	261	249	246	197	173	165
Sub-total.....	340	274	251	246	197	173	165
Plastering							
Vocational.....	4	10	0	0	1	0	1
Apprenticeship.....	213	263	256	260	233	239	246
Sub-total.....	217	273	256	260	234	239	247
Plumbing and Steam Fitting							
Vocational.....	87	63	7	1	4	1	3
Apprenticeship.....	1,519	1,580	1,615	1,643	1,710	1,360	1,612
Sub-total.....	1,606	1,643	1,622	1,644	1,714	1,361	1,615
Electrical							
Vocational.....	239	168	48	16	36	0	3
Apprenticeship.....	1,334	1,328	1,363	1,324	1,269	1,264	1,236
Sub-total.....	1,573	1,496	1,411	1,340	1,305	1,264	1,239
Sheet Metal							
Vocational.....	14	20	7	0	0	0	0
Apprenticeship.....	599	616	609	593	576	551	541
Sub-total.....	613	636	616	593	576	551	541
All Trades							
Vocational.....	721	619	112	40	60	1	16
Apprenticeship.....	6,094	6,280	6,215	6,136	5,688	5,135	5,261
Total.....	6,815	6,899	6,327	6,176	5,748	5,136	5,277

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 44.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945—SEPTEMBER, 1949.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers		Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
								445	633		
1945	8	264	30	2	31	65	45	445	633	0	445
1946	21	267	80	8	64	169	24	445	633	51	684
1947	164	778	241	55	164	653	141	2,196		671	2,867
1948											
1st Quarter	89	231	76	21	42	186	31	676		302	978
2nd Quarter	94	360	85	59	72	237	42	949		1,788	2,737
3rd Quarter	171	311	72	17	58	206	48	883		848	1,731
4th Quarter	100	379	115	25	62	198	40	919		137	1,056
Total, 1948	454	1,281	348	122	234	827	161	3,427		3,075	6,502
1949											
January	40	82	20	10	19	58	5	234		15	249
February	31	65	15	6	13	43	6	179		24	203
March	59	93	31	6	9	46	8	252		79	331
1st Quarter	130	240	66	22	41	147	19	665		118	783
April	56	82	23	9	18	61	6	255		166	421
May	51	60	15	6	18	40	4	194		69	263
June	38	84	36	13	12	70	13	266		262	528
2nd Quarter	145	226	74	28	48	171	23	715		497	1,212
July	27	100	14	6	10	76	4	237		224	461
August	27	66	17	2	12	46	7	177		46	223
September	18	24	10	7	6	36	4	105		15	120
3rd Quarter	72	190	41	15	28	158	15	519		285	804

TABLE 45.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE,⁽¹⁾
1948—OCTOBER, 1949.⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948									
1st Quarter	19	74	22	4	8	32	7	15	181
2nd Quarter	34	102	20	8	31	33	10	11	249
July	11	28	14	3	6	14	10	4	90
August	9	34	7	0	10	11	9	2	82
September	12	26	8	3	5	16	4	0	74
3rd Quarter	32	88	29	6	21	41	23	6	246
October	16	45	14	4	10	12	3	9	113
November	8	30	15	6	11	14	9	6	99
December	9	27	12	2	4	9	2	1	66
4th Quarter	33	102	41	12	25	35	14	16	278
Total, 1948	118	366	112	30	85	141	54	48	954
1949									
January	7	36	9	2	11	10	5	3	83
February	7	28	11	1	8	8	2	2	67
March	5	31	13	1	8	14	6	6	84
1st Quarter	19	95	33	4	27	32	13	11	234
April	6	25	13	4	11	13	3	5	80
May	4	29	9	3	9	12	4	5	75
June	3	20	13	0	3	15	1	1	56
2nd Quarter	13	74	35	7	23	40	8	11	211
July	10	22	13	3	7	10	2	6	73
August	1	35	12	0	5	20	6	7	86
September	9	27	10	4	4	26	3	4	87
3rd Quarter	20	84	35	7	16	56	11	17	246
October	11	25	9	6	8	14	4	6	83

TABLE 46.—STRIKES IN THE BUILDING INDUSTRY, CANADA,
1945—OCTOBER, 1949.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947(1)	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,400
May	5	55	933	10,150
June	3	19	201	1,240
July	2	10	124	2,291
August	1	30	328	1,050
September	2	10	520	1,935
October	2	15	93	330
November	2	23	135	1,450
December	2	53	640	9,000
Total, 1948(1)	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—
May	3	122	1,600	24,650
June	3	9	659	3,385
July	1	1	12	24
August	2	2	627	314
September	1	28	360	11,350
October	0	—	—	—

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7
BUILDING COSTS

TABLE 47.—INDEXES OF WHOLESALE PRICES, RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—OCTOBER, 1949.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948	277.8	124.2	142.9	180.0	112.5	188.0	153.5	149.0	202.4	209.4	209.5
January	278.6	124.2	142.9	190.8	112.5	188.0	153.5	149.5	203.1	203.1	209.5
February	278.6	124.2	142.9	190.0	113.4	195.0	154.9	149.7	203.7	203.7	207.6
March	280.1	128.1	142.9	189.8	117.2	196.3	161.1	153.5	206.3	206.3	208.9
April	286.1	131.2	142.9	188.5	117.2	196.3	162.6	164.2	149.7	209.8	214.6
May	289.6	131.8	144.3	188.0	119.4	196.3	162.7	164.2	149.7	211.6	217.1
June	289.6	131.8	147.1	188.5	119.4	196.3	162.7	164.2	149.7	211.7	217.8
July	293.9	131.8	147.1	188.3	119.4	196.3	163.7	176.7	159.1	214.8	222.2
August	293.9	133.4	152.9	187.8	119.4	196.3	170.6	176.7	163.1	216.6	223.2
September	309.9	133.4	153.5	190.0	119.4	196.3	170.6	176.7	163.9	223.8	229.5
October	309.9	133.4	153.5	190.0	119.4	192.4	172.7	176.6	164.3	224.0	229.3
November	309.9	133.4	153.5	188.3	119.4	186.0	172.7	176.6	164.3	223.8	227.2
December	309.9	133.9	153.5	188.3	119.4	186.0	172.7	176.6	164.3	223.8	227.2
Annual Average	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.8	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.8	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0
April	309.1	135.0	153.5	189.5	119.4	186.0	175.5	176.7	168.4	224.3	227.8
May	309.1	135.2	155.4	189.5	118.8	182.9	175.2	172.5	170.2	223.9	226.0
June	308.5	135.2	155.4	183.5	118.8	179.9	174.1	161.3	168.4	222.9	224.4
July	308.5	135.2	155.4	181.8 ⁽¹⁾	118.8	177.0	174.1	157.6	167.1	222.6 ⁽¹⁾	223.7
August	304.8	135.2	155.4	181.8	118.8	177.0	174.1	162.4	166.9	221.1	222.0
September	305.1	135.2	155.4	175.9	118.8	179.9	174.1	162.4	165.0	221.0	220.3
October	305.9	135.6	155.4	183.2	118.8	181.5	174.1	166.3	165.0	221.9	222.2

(1) Revised.

TABLE 48.— INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,⁽¹⁾
 1945 — SEPTEMBER, 1949.
 (1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9
1947									
March	137.2	147.7	145.2	144.3	137.0	145.2	144.0	164.9	145.8
June	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0
September	163.9	160.1	152.5	155.7	152.3	152.0	158.6	185.6	160.6
December	163.9	161.3	154.1	155.7	157.3	153.2	158.6	185.6	162.0
Year	154.8	156.4	150.7	151.4	148.8	149.8	153.9	177.5	155.9
1948 ⁽²⁾									
March	163.9	161.3	154.1	155.7	162.4	157.8	158.6	185.6	162.9
June	171.3	172.4	169.1	172.4	169.1	167.4	170.0	197.4	173.4
September	172.7	176.1	172.4	178.1	171.3	171.7	172.1	197.4	176.3
December	177.3	177.3	174.0	183.8	172.5	171.7	172.1	199.8	177.7
Year	171.3	171.8	167.4	172.4	168.4	167.7	168.2	195.1	172.6
1949 ⁽²⁾									
March	177.3	178.5	174.0	185.2	178.8	175.2	173.2	202.2	178.5
June	179.6	183.4	175.7	189.4	182.6	181.0	176.3	202.2	183.5
September	182.0	184.6	185.7	190.8	186.5	181.0	178.4	209.2	188.2

(1) For source and details of compilation see p. 95.

(2) Data for 1948 and 1949 are preliminary.

TABLE 49.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — OCTOBER, 1949.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947—January	152.8	157.2	151.5	125.1	109.2
February	154.0	160.3	156.9	125.9	109.2
March	154.4	160.7	160.2	127.0	109.2
April	155.9	162.1	163.5	128.7	109.2
May	164.1	169.2	166.7	131.1	111.2
June	169.5	172.9	169.8	132.9	113.5
July	170.8	174.3	171.2	133.9	113.5
August	172.7	176.4	173.5	134.6	113.5
September	173.9	179.5	177.7	137.3	113.5
October	181.5	188.9	184.7	140.1	115.5
November	184.1	190.2	189.0	141.5	115.5
December	186.0	191.8	190.3	143.8	115.5
Annual Average	168.3	173.6	171.3	133.5	112.4
1948—January	187.1	191.2	194.8	146.1	115.5
February	187.7	191.4	195.4	147.9	115.5
March	188.3	190.5	194.8	148.6	115.5
April	189.9	192.0	196.9	149.4	116.5
May	193.7	196.5	198.9	151.0	116.5
June	197.3	200.5	201.5	152.0	116.5
July	197.8	201.4	201.6	154.6	116.5
August	200.0	204.4	209.3	155.2	116.5
September	201.5	205.4	209.8	156.6	116.6
October	205.3	209.2	211.1	157.2	116.6
November	206.2	209.3	211.8	157.2	116.6
December	206.3	208.3	211.5	156.6	117.2
Annual Average	196.8	200.0	203.1	152.7	116.3
1949—January	207.0 ⁽²⁾	208.7	211.3	157.2	117.2
February	207.3 ⁽²⁾	208.8 ⁽²⁾	209.7	157.1	117.2
March	207.0 ⁽²⁾	209.7	209.0	156.8	117.2
April	207.6 ⁽²⁾	209.7 ⁽²⁾	208.9	156.9	117.9
May	208.1 ⁽²⁾	209.3 ⁽²⁾	207.4	157.0	117.9
June	208.2 ⁽²⁾	209.1 ⁽²⁾	207.3	158.1	117.9
July	208.6 ⁽²⁾	209.3 ⁽²⁾	206.2	159.7	118.9
August	208.4	208.9	206.1	160.4	118.9
September	208.9	208.5	206.1	159.9	119.4
October ⁽³⁾	209.4	208.6	208.4	159.8	119.4

(1) For weighting and method of compilation see p. 96.

(2) Revised.

(3) Preliminary.

TABLE 50.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA,
1946 — SEPTEMBER, 1949.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3 (per cent)	4 - 6 (per cent)	7 - 9 (per cent)	10 - 12 (per cent)	More than 12 (per cent)	
1946	—	—	—	—	—	11
1947	—	—	—	—	—	8
1948						
January	4	25	47	12	12	7.3
February	10	24	42	17	7	7.1
March	3	28	42	18	9	7.5
April	4	35	40	16	5	7.7
May	14	26	33	20	7	7.2
June	27	19	32	14	8	6.8
July	40	14	25	11	10	6.1
August	36	29	10	13	12	6.2
September	38	37	9	8	8	5.4
October	24	48	9	9	10	6.1
November	21	50	15	4	10	6.0
December	19	45	25	3	8	6.4
Year	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July ⁽²⁾	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9

(1) Not available for 1946 and 1947.

(2) Revised.

SECTION 8
BUILDING INDUSTRY

TABLE 51.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1949.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)	Number of Bankruptcies(1)	Assets (\$'000)	Liabilities (\$'000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
Σ									
1948									
1st Quarter	15	199	429	6	323	382	198	2,265	4,005
2nd Quarter	14	30	101	7	445	417	213	3,455	4,245
3rd Quarter	17	272	443	9	353	407	169	2,746	4,805
4th Quarter	27	178	402	3	165	103	219	4,383	5,096
Total, 1948(2)	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949(2)									
1st Quarter	28	216	375	20	809	887	262	4,068	6,744
2nd Quarter	18	251	388	10	81	256	219	3,769	4,696
3rd Quarter	10	261	462	11	503	686	149	2,558	3,548

(1) See p. 96.
(2) Preliminary.

TABLE 52.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945—OCTOBER, 1949.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945	118.0	102.7
1946	152.2	119.1
1947—January.....	145.5	108.8
February.....	147.8	112.3
March.....	142.6	108.8
April.....	139.2	107.1
May.....	138.8	107.0
June.....	138.1	108.1
July.....	139.0	110.3
August.....	137.3	108.3
September.....	135.2	106.6
October.....	136.2	108.6
November.....	140.6	110.7
December.....	138.5	110.0
Annual Average.....	139.9	108.9
1948—January.....	134.9	111.8
February.....	124.6	105.3
March.....	123.5	105.0
April.....	134.3	113.7
May.....	144.9	121.6
June.....	146.6	126.0
July.....	141.9	121.7
August.....	139.5	118.5
September.....	139.1	118.6
October.....	142.3	122.4
November.....	143.0	124.5
December.....	142.0	121.8
Annual Average.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3

PART III
SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I

CHARTS

FIGURE 1.—NUMBER OF HOUSES STARTED IN CANADA, QUARTERLY, JUNE, 1947—SEPTEMBER, 1949.

Chart based on data shown in Table 7.

FIGURE 2.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST NINE MONTHS, 1948, AND 1949.

Chart based on data shown in Table 31.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL WHOLESALE PRICES AND WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIALS AND WAGES, JANUARY, 1947—OCTOBER, 1949.

Chart based on data shown in Tables 47, 48 and 49.

PART II

TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—SEPTEMBER, 1949.

Data for 1945 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Final Figures, 1945*, D.B.S. Data for 1946 obtained by courtesy of Vital Statistics Section, Division of Social Welfare, D.B.S. Data for 1947 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Tentative Figures, 1947*, D.B.S. Data for 1948 and 1949 obtained from *Monthly Report of Births, Marriages and Deaths in Canada*, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945—SEPTEMBER, 1949.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Mines and Resources.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945—SEPTEMBER, 1949.

Sources of data shown in Table 3 are as follows:

1945 *Housing Statistics, 1946*, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.

Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S.

Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946*, D.B.S.

Data for 1948 and 1949 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of September, 1949 does not equal the number shown as under construction at the end of 1948 plus starts less completions during the first nine months of 1949. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—SEPTEMBER, 1949.

Data for 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. Data for 1949 compiled by the Economic Research Department, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of July, 1949, need not equal the sum of all units started less total completions. For explanation see notes to Table 3.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—SEPTEMBER, 1949.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948—September, 1949, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions.

The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May to November, 1948 based on returns from 203 municipalities, December 202. Data for May 1949 based on returns from 203 municipalities, June and July 202, August 201 and September 200.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—OCTOBER, 1949.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of new housing units estimated to be involved in contract awards for apartments which replace the series on apartment blocks shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the years 1947, 1948 and 1949 this factor was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 7.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947—SEPTEMBER, 1949.

Data compiled by Economic Research Department, C.M.H.C. Publicly-Initiated housing comprises starts under the Veterans' Rental Housing Programme of C.M.H.C. and the Armed Service Married Quarters' Programme of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans cover starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST EIGHT MONTHS, 1948 AND 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST EIGHT MONTHS, 1948 AND 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—SEPTEMBER, 1949.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 12.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941—SEPTEMBER, 1949.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—September, 1949, compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 13.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—OCTOBER, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER AND DECEMBER, 1948, AND SEPTEMBER, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 15.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 3, 1943—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved to the end of September, 1949. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 16.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND CONSTRUCTION EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

TABLE 17.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER OF UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947—SEPTEMBER, 1949.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 18.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY C.M.H.C., NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 19.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929—SEPTEMBER, 1949.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 20.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—SEPTEMBER, 1949.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 21.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947—OCTOBER, 1949.

Data compiled by Economic Research Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 23.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 24.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947—SEPTEMBER, 1949.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 25.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947—SEPTEMBER, 1949.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 26.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—OCTOBER, 1949.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—October, 1949, compiled by the Priorities Branch, Department of Trade and Commerce.

TABLE 27.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO, NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED, AND AMOUNT OF LOANS ADVANCED, MAY, 1948—OCTOBER, 1949.

Data obtained by courtesy, The Housing Corporation, Province of Ontario.

TABLE 28.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C., from monthly reports submitted by 117 lending institutions comprising 38 life insurance companies, 36 trust companies, 25 loan companies, 8 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1948.

TABLE 29.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—SEPTEMBER, 1949.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 28.

TABLE 30.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945—SEPTEMBER, 1949.

Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the period 1939-1945, and on 41 materials for the period 1946-1948. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 31.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1949.

Sources of data for building materials listed in Table 31 are as follows:

Sawn Lumber:

- | | |
|-----------|---|
| 1945 | By courtesy the Timber Controller, Department of Trade and Commerce. |
| 1946 | <i>Production, Shipments and Stocks on Hand of Sawmills, January 1947</i> , D.B.S., p. 4. |
| 1947 | <i>Production, Shipments and Stocks on Hand of Sawmills, January 1948</i> , D.B.S. |
| 1948—1949 | Monthly issues <i>Production, Shipments and Stocks on Hand of Sawmills</i> , D.B.S. |

Hardwood Flooring:

- | | |
|-----------|--|
| 1946—1949 | By courtesy the Timber Controller, Department of Trade and Commerce.
The unit measure, square foot, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness. |
|-----------|--|

Wood Fibre Insulating Board:

- | | |
|-----------|--|
| 1945 | By courtesy the Forest Products Statistics Section, D.B.S. |
| 1946—1948 | Monthly issues <i>Rigid Insulating Board Industry</i> , D.B.S. |

Building Brick: Data relate to face and common clay brick.

1945—1949 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1949 shown in *Canadian Statistical Review*, D.B.S., represent production of these firms only.

Structural Tile:

1945—1949 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe, Tubes and Fittings:

1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—1949 By courtesy the Steel Controller, Department of Trade and Commerce.

Structurals include T-bars, Z-bars, H-Beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S., p. 163.

1946—1947 *The Hardware, Tools and Cutlery Industry in Canada, 1947*, D.B.S.

1948—1949 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Rock Wool Battts:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—1949 Monthly issues *Rock Wool*, D.B.S.

Granulated and Loose Rock Wool:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—1949 Monthly issues *Rock Wool*, D.B.S.

Cement:

1945—1948 Annual Issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1949 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1946—1947 *The Cement Products Industry in Canada, 1947*, D.B.S.

1948—1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard:

1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—1949 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products*, include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

- 1945—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
1948—1949 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 67 per cent of total sales made in 1946.

Warm Air Furnaces:

- 1945—1948 *Special Statement on Warm Air Furnaces, 1948*, D.B.S., p. 1.
1949 Monthly estimates prepared by Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

Domestic Heating Boilers:

- 1945—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada, 1947*, D.B.S.

- 1948—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

- 1945—1946 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

- 1947—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

- 1945—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

- 1948—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

- 1945—1947 Annual issues *The Electrical Apparatus and Supplies Industry in Canada, 1947*, D.B.S.

- 1948—1949 Estimates prepared by the Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 63 per cent of production in 1947.

Asphalt Shingles:

- 1945—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

- 1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

- 1945—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

- 1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Data for flue linings, vitrified sewer pipe, electrical wire and wiring devices, and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production for 1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

TABLE 32.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS,
CANADA, 1947—SEPTEMBER, 1949.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 33. VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945—SEPTEMBER, 1949.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 34.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945—SEPTEMBER, 1949.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

TABLE 35.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1949.

Data to August, 1949, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Data for September estimated on the basis of car-loadings as shown in weekly issues of *Car-loadings*, D.B.S.

TABLE 36.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 37.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON-AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—SEPTEMBER, 1949.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 37 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 37 includes engineering as well as building construction, whereas the following tables, numbers 38 and 39 cover the building industry only.

TABLE 38.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945—OCTOBER, 1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 39.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—OCTOBER, 1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 38.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 40.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944—OCTOBER, 1949.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 41.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—SEPTEMBER, 1949.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 37, 40 and 42.

TABLE 42.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—SEPTEMBER, 1949.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Department, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days' contribution into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 37, 40 and 41.

The chief limitations of the data in Table 42 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 43.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1947—SEPTEMBER, 1949.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 44.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—SEPTEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

TABLE 45.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948—OCTOBER, 1949.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. The series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 46.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—OCTOBER, 1949.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 47.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—SEPTEMBER, 1949.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, March, 1949, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction, as estimated in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1949. At September, 1949, the index for residential materials stood at 221.0 on the 1939 base, or .7 points higher than the index for construction materials which was at 220.3 in September, 1949.

TABLE 48.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—SEPTEMBER, 1949.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1945-1946 and for the months of June, 1947, and September, 1948. Quarterly interpolations on these indexes for the years 1947 and 1948 were made on the basis of wage rate schedules for 16 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1946 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. Roughly speaking the indexes for 1945 relate to June and for 1946 to December. The impact of these variations is lessened by the fact that wage increases in the construction trades tend to concentrate in the second quarter of the year.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 16 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1946, and by courtesy of the Industrial Relations Branch for 1947, 1948 and 1949.

Yearly indexes for 1947 and 1948 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer for the most part to a June pay period in 1947 and a September pay period in 1948, whereas the yearly indexes in Table 48 represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 49.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945—OCTOBER, 1949.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 47 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 48. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 48. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 50.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946—SEPTEMBER, 1949.

Data for 1946 and 1947 obtained from *Annual Report*, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S.

TABLE 51.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945—SEPTEMBER, 1949.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 51 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 51.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wall-

board, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 52.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945—OCTOBER, 1949.

Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-1949 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks.

(2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949.

(3) Data converted from a 1935-1939 to a 1939 base.

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